

Senate State, Veterans, & Military Affairs

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SB24-213 Exempt Certain Structures from County Regul

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
<p>Matthew Dungan For Campfire Ranch</p>	<p>Hi there. My name is Matt Dungan and I am reaching out to urge your support for SB24-213 - Exempt Certain Structures from County Regulation.</p> <p>I am a resident of Jefferson County and I split time between Lakewood and Gunnison, CO. In Gunnison, I work for Campfire Ranch, an outdoor recreation and hospitality startup on the Western Slope that maintains, manages and markets backcountry properties around the State of Colorado. We're currently a team of 3 full-time employees and are actively hiring for 2 additional positions this Spring. We're a small business that was launched in the ICELab at Western Colorado University and is proud to be building a business here in rural Colorado.</p> <p>Like many people around the US, I am grateful to be able to enjoy Colorado's remote rural and backcountry resources and properties. Tomorrow, on Thursday April 25th, the Senate State, Veterans, & Military Affairs Committee, of which you are a member, will be discussing newly introduced SB24-213. I'd like to express my strong support for this bill, as it would ensure that Colorado's unique backcountry huts, yurts, remoting hunting & fishing cabins and similar structures would be protected from the negative effects of short-term rental regulations not intended for them.</p> <p>These types of properties make Colorado unique and play host to thousands of outdoor recreationalists in our state each year. As Coloradans, we are truly lucky to have such assets and preserving the use of these properties is a state-level concern.</p> <p>This bill supports the way of life for Coloradans and those visiting. Backcountry properties like these provide a unique experience</p>

	<p>immersed in the outdoors and alongside incredible access to recreation in all seasons.</p> <p>The short-term rental regulations that have been put in place since 2020 around Colorado are important for our communities, neighborhoods and housing stock. However, these same regulations don't carve out exceptions for backcountry properties and weren't intended to affect them. Backcountry properties available for short-term rent don't rely on public utilities or services and don't have neighbors or couldn't be used as long-term housing options because of their characteristics.</p> <p>It is important that the state allow for distinction between these types of rentals by passing SB24-213 to preserve them.</p> <p>Thank you for your consideration and I urge you to vote YES on SB24-213.</p> <p>Sincerely, Matt Dungan, AIA, LEED AP</p>
<p>Jack DeVeney For themselves</p>	<p>Hello,</p> <p>My name is Jack DeVeney and I am a Colorado resident who works for an organization that manages backcountry huts in Colorado. I believe backcountry huts to be an integral part of what makes outdoor recreation in Colorado truly special. Backcountry huts offer a unique way for fellow Coloradans to access and enjoy our beautiful public lands in this state. Additionally, I understand the importance for regulating short term rentals in Colorado. That being said, I feel that backcountry huts fall into an entirely separate category than the majority of short term rentals located in incorporated sections of counties within Colorado. If future legislation imposes short term rental regulations on backcountry huts it would not only potentially put my company out of business, but it would ruin the opportunity for thousands of our fellow Coloradans to enjoy and recreate in the backcountry. I appreciate your time and consideration reviewing this topic.</p> <p>Best Regards,</p>

	Jack DeVeney
Chris Bivona For themselves	<p>Hello, my name is Chris Bivona and I live in Vail, CO. I have been a backcountry skier and hut user for XX years and am also the owner of Ski Town All-Stars, a ski shop and outdoor brand also based in Vail, CO. My customers and I have a deep love for backcountry huts & cabins of all shapes and sizes. Personally, I take several trips to properties like those included in SB24-213 each year and I am thankful that I have the opportunity to do so, living here in Colorado.</p> <p>Short-term rental regulations are an almost daily conversation piece for me, given I live in the heart of one of Colorado’s largest mountain towns. I believe these regulations absolutely play a role in the character of our communities & the quality of life residents have here in Vail.</p> <p>That being said, I am concerned that these short-term rental regulations are being applied to remote properties that are off-grid in unincorporated parts of Colorado. The regulations that are intended to regulate places like my neighborhood, but shouldn’t be applied to remote properties like huts.</p> <p>As an example, for almost every hut trip I’ve been on, there are rooms and spaces with several beds. This is because these properties are intended for groups to share together. Sometimes there are even folks from other groups we don’t know, staying with us in the hut at the same time. This is the spirit of backcountry huts and it works. We all share the same goals: to ski and immerse ourselves in the surrounding environment.</p> <p>The folks that own and manage these properties are thoughtful, responsible and eager to share their homes with us guests. As Coloradans, we should be excited to preserve that legacy for existing backcountry properties and for those in the future. I think this bill is a great way to provide clarity and flexibility for both property owners and the guests who are visiting.</p>