

ATTACHMENT #2

From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Friday, December 10, 2021 12:46:41 PM

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Contact Information

First Name	Cathy
Last Name	Pleitz
Email Address	cpleitz@gmail.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	We purchased a Steamboat home where we spend as much time as possible with family and friends. However, unfortunately, we still work and can't be here year round.
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To keep our home occupied - we installed outside cameras and registered as STR with strict guidelines regarding age, rates, # of guests, etc.

We have had no complaints from neighbors or police, and rentals have been 95% families with kids and grandkids.

Problems I have with eliminating STR:

- 1) you are "throwing the baby out with the bath water".
- 2) We would never consider long term renters because
 - a) it is our home and we frequently pop in and out throughout the year

- b) our restrictions would not allow seasonal employees due to minimum age and max number of guests
- c) high cost for long term renters wouldn't be a factor because of (a) and (b)

Proposed Solution:

- [] eliminate overlay that does not distinguish owners, renters or problems
- [] eliminate all rentals without a valid, up to date permit.
- [] Eliminate problem homes that don't screen guests, or monitor for noise, garbage, etc violations. Three complaints — and you r out of rental business
- [] allow rentals for certain amount of weeks per year, so owners personally use their home and it's not just rental property
- [] if there is housing shortage, consider rental rates and whether it would be affordable for service workers to rent the property before taking it out of str with above considerations
- [] eliminate new permits and grandfather current permit holders
- [] Cap number of permits per neighborhood. Start with current permit holders and add as space available.
- [] require minimum rental of 4 or more nights to eliminate frequent turnovers and commotion in neighborhood

Bottom line:

- A) overlay is too broad and doesn't distinguish between units and how they are operated
- B) Steamboat economy will be instantly hurt as fewer people can come & stay
- C) Address and deal with problem STRs — their management and owners

Please add
attachments here.

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: [Rebecca Bessey](#)
To: [Karen Lewer](#); [Anjelica Nordloh](#)
Subject: Fwd: Short Term Rentals in Condos
Date: Tuesday, December 21, 2021 10:39:43 PM

Sent from my iPhone

Begin forwarded message:

From: Carol and Greg Peterson <[REDACTED]>
Date: December 21, 2021 at 10:22:42 PM MST
To: Rebecca Bessey <rbessey@steamboatsprings.net>, Toby Stauffer
<tstauffer@steamboatsprings.net>
Subject: Short Term Rentals in Condos

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I would like to give another viewpoint of what is happening with regard to STR's. I live in the Walton Village Condos and have for over 5 years. These are older units built in the late 70's and early 80's. When WV Condos were built, carpet was in all units and noise was kept to a minimum. With the advent of Airbnb, VRBO and other online STR agencies, many owners fixed up their units and put in vinyl or laminate, including those on the second floors. These units were not built to be hotels and, without carpeting, the noise is unbearable to downstairs residents. I am living through this currently. I have had long term upstairs neighbors for 5 years with no problems but when new owners came in, they remodeled and changed the flooring to laminate and now they do 1 to 2 night STR's all year long. They live in Steamboat II. The noise is awful and since most tenants are only there one to two nights I cannot build a relationship with them and they don't really care about who is downstairs. I have gone upstairs and explained the situation and that has helped for the moment but the owner does not like that I've talked to her short term tenants. I've asked the owner to put down large carpets where people walk. She has said that she can do what she wants, doesn't have time to put down a carpet and that I'm harassing her and her short term occupants, which is very far from truth. I have talked to the management company and they've told me to contact the owner, which is what I've done. They don't know what to do since no one had foresight about what materials might or should be used for flooring in the future especially in units not on ground level. I believe that if people are going to turn our condos into hotels they must ensure that their condo tenancy is not impacting the comfort of the persons beneath their units. Again, when there was carpet in the unit and we knew the tenants, noise was mitigated, we were able to build a

relationship with our neighbors and each of us were very considerate of each other. This does not happen with STR's. I know that I can't be the only one with this situation so when you do make decisions regarding STR's please bring up architectural concerns regarding materials and neighbor impact since our condos are turning into hotels.

Sincerely,
Carol Peterson

From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Monday, December 20, 2021 10:54:21 AM

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Contact Information

First Name	Deb
Last Name	Freeman
Email Address	dfreeman@troutlaw.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	Please see attached comment letter on short term rentals. Thank you.
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Please add attachments here.	Comment letter - Vacation Home Rentals.pdf
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December 20, 2021

To Members of the City Council:

We are writing out of concern regarding short-term vacation home rentals in Old Town.

We are decades-long residents of Old Town and have experienced a noticeable erosion of the quality of life in our neighborhood due to operation of short-term vacation rentals here. We write now to respectfully but strongly request that the City (1) prohibit all new VHRs in Old Town Steamboat residential neighborhoods, and (2) condition the annual renewal of each existing VHR unit upon new criteria that require public notice of renewal and a demonstration that the VHR unit has been operated in adherence with noise, parking, and trash containment requirements. This is a critical issue to us. Our specific concerns include the following:

1. Vacation rentals draw in groups/multiple families with their associated traffic, parking issues, arrival and departure noise, parties, and the disturbances that go along with that. The Old Town residential areas are not a fit for this. We are a neighborhood comprised largely of locals and families. We treasure our sense of community. Moreover, many Old Town homes do not have garages, and limited parking at many of the houses can lead to use of the street shoulders for vehicles. Vacationers park on the street shoulders regardless of whether they should do so. Snow removal to accommodate their parking is also a problem.
2. We now have two applied-for VHRs on a busy corner with limited visibility near Soda Creek Elementary, that has a high level of pedestrian school traffic with kids in the mornings and afternoons. That means more cars and traffic at the hands of folks who are unaware of the parents and children and dogs, etc. that are part of our delightful school crowd. This is simply not the right place for new vacation home rental units. We are concerned that these applications, filed just under the wire before the moratorium, will be granted under existing City Code provisions that fail to consider the appropriateness of a VHR in view of its specific location, VHR-density, anticipated traffic, and associated disturbances.
3. One recent application in our immediate area concerns a house that has historically supported two long-term rental units for locals. Through the years, we have had nurses, a school teacher, a city snowplow driver, a police officer, a single dad with two boys, and others as our neighbors who have contributed to the texture and vibrancy of our neighborhood. This application could serve as a case-study of the negative consequences of the emerging short-term rental market on our local work force. The opportunity for locals to rent these downtown housing units would be displaced by short term vacationers focused on maximizing a fun night or two.

4. One existing vacation home rental in the immediate vicinity disrupts our ability to enjoy our outside living space and to sleep in peace, particularly in the summer. There have been parties on the deck behind the house which involve loud music, a bonfire at times, and drinking in the hot tub. We have periodically asked the nightly renters to moderate their noise level, with limited success. The owners of the property do not have to put up with this; it is us who do.

We believe we are at a critical juncture here. We are approaching a saturation point that will compromise the character of our Old Town neighborhood. We believe the voters spoke decidedly at the last election on the need for leadership to step up on this issue.

We appreciate the opportunity to provide our views and ask that City Council do the responsible thing for our Old Town community. Please take action to preclude new VHRs in Old Town residential neighborhoods, and make annual renewals of existing VHR licenses subject to public notice and contingent on a prior record of adherence to noise, parking, and trash containment requirements.

Thank you for considering our comments.

Sincerely,



Bruce Bernard
Deb Freeman



From: [Rebecca Bessey](#)
To: [Anjelica Nordloh](#)
Subject: FW: Concerned local resident
Date: Thursday, December 16, 2021 10:59:13 AM

Rebecca Bessey, AICP
Planning & Community Development Director
[City of Steamboat Springs](#)
970.871.8202

From: Rafael Balestra [REDACTED]
Sent: Thursday, December 16, 2021 10:36 AM
To: Rebecca Bessey <rbessey@steamboatsprings.net>
Subject: Concerned local resident

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Dear city council and planning commission,

I am writing this email with great concern over the proposed restrictions and overlays in our community. My wife and I have been coming to Steamboat Springs for over 50 years combined. Most recently we sold our home in FL and purchased a full time residence. We are excited and happy to be able to call Steamboat our new home. Prior to purchasing this house we have been active in the real estate market and we do own a short term rental as well as a long term rental. We purchased our long term rental and we have judiciously maintained the unit as well as kept monthly rent low which has created a waiting list for this unit if a tenant leaves. Our short term rental was a investment in a time when the stock market had turmoil and uncertainty. Once again we extend lower rates when families have asked for discounts and we ensure that the unit is dutifully maintained. We are very saddened by the thought of losing our ability to operate tangible property in a manner that it was intended. I have heard a lot of discussion about people saying it's causing housing issues and other things. Let me educate you on the sacrifices my wife and I have made in order to achieve financial stability. We have worked 70 hour weeks, we have commuted over 1.5 hours each way to our jobs, we have taken on debt to enable us to explore other opportunities, we have passed on vacations for multiple years in order to save more, we have packed our lunches and not eaten at restaurants, we have used old computers and phones instead of upgrading to new ones, we have paid employees before ourselves. These are just a fraction of the things that we have done to be able to own and live in this town.

Many of the things that I have listed above are things that people in this community feel are not things that should have to be done. I have overheard multiple times from locals that they can't believe they have to work full-time jobs and not take 4 months off. People in the community who are complaining about the housing issues are people that don't value working hard and building something. They are people that don't want to put in the extra 2 hours a day to get ahead. They are

people that believe government. Should solve all their problems.

One of the biggest misconceptions that I have seen and heard is that if city council and zoning believe that eliminating and or heavily regulating the short term rentals and VHR areas will create more access to affordable housing, this is not true. Understand that when people buy vacation homes and rentals they normally buy them in cash! That means that it is extremely difficult to get leverage in order to buy a home that is not a primary residence. Additionally if the home is registered in an LLC it is most certainly wholly owned. Ask any real estate broker in town and they will acknowledge that 95% of the second home market is being purchased in cash. That means these people have the ability to not have to sell it to justify its use. Furthermore many of the locals who have taken this exponentially large payday on selling their homes are thrilled that something they worked so hard for has yielded such a life changing return for them. Yes a large majority of your former local neighbors have decided that they can now have financial freedom because they sold their house in Steamboat.

The potential of eliminating and rezoning is one that will not cause a flood of housing but rather one that will have the following trickle down effect. All the managers, local maintenance companies, independent local tradesman, local housekeepers and other members of the community will suffer from the immediate removal of the jobs they are currently doing. It will immediately cause an exodus of lower income individuals from Routt county. It will greatly skew the demographic and economic makeup of this town overnight. Additionally it will open the door for large hotel chains and operators to come in and build resort style accommodations for the mountain and other surrounding areas. Due to the fact that these resorts will need staff they will do what they have done for years in large cities. They will file for short term visas for overseas workers and then house them to work in the hotels. They will take the jobs away from the locals and import the help needed.

The change in the rental ability of homes will force homeowners who are looking for returns to sell to the highest bidder. That bidder will probably be someone that is very wealthy and wants to transform steamboat into a private ski town like the Yellowstone club or increase exclusivity like we see in Vail and Telluride. The mix of family and friends being able to come and share in our valley will be reduced because the affordability to visit will increase. The loss of sales tax revenue which is currently in the millions will disappear and leave large deficits. We have already seen an influx of millionaires and billionaires running to steamboat. They are coming for exclusivity, the potential to increase that exclusivity by eliminating and over regulating the VHR and STR's will catapult this town as the next millionaires playground. Just recently units at One Steamboat place were selling with deed restrictions for \$500k for a 2 bed 800sqft. This is clear proof that the adjustment you are looking for will not occur because these units sold and they don't allow rentals. How many people that the city council is trying to house and make housing accessible to can afford \$500k to \$600k apartments?

I urge you to thoroughly review your thoughts and ideas and not make knee jerk reactions that need other ways of solving them. Start by putting your efforts and dollars into better transportation from our commuter communities of Oak Creek, Stagecoach, Clark, Hayden and Craig. Work faster on building affordable housing and deed restricted properties that lend themselves to the 40 hour a

week 12 month a year employee. Start the conversation with how can we make our community better not just for our locals but also for our part time residents.

I hope that this letter serves as a reminder of a duty to act logically, progressively, and appropriately to better enrich all current full-time, part time and visiting residents of Steamboat Springs and not just the small fortunate few that get to call it home full time including the city council. We are fortunate to live in this valley and we have to afford that same right to others who are making it a stepping stone through calculated investments, local sacrifices and hard work. One day they may be voting residents as well.

RCB

Best Regards,

Rafael C. Balestra

[REDACTED]
[REDACTED]

From: [Julie Franklin](#)
To: [City Council](#); [Karen Lewer](#)
Subject: FW: Forwarded e-mail re: STR
Date: Wednesday, December 15, 2021 1:30:17 PM

Karen can you please forward to the Planning Commission?

From: Heather McLaughlin <[REDACTED]>
Sent: Wednesday, December 15, 2021 1:00 PM
To: Julie Franklin <jfranklin@steamboatsprings.net>
Cc: Eddie Briones <ebriones@steamboatsprings.net>; Gary Suiter <gsuiter@steamboatsprings.net>; Rebecca Bessey <rbessey@steamboatsprings.net>
Subject: Forwarded e-mail re: STR

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Julie,
Could you forward this along to Council and Planning Commission? Helps to understand why we are receiving so many emails from 2nd homeowners.
Appreciate it.
H

----- Forwarded message -----

From: Ulrich Salzgeber <[REDACTED]>
Date: Fri, Dec 3, 2021 at 10:00 AM
Subject: Call to Action
To:

The Ability for your clients to Short-Term Rent their Home is in Jeopardy

City Council is having a number of regulation related discussions on Short-Term Rentals (STR's) that could result in your clients no longer being able to rent their home. The only way to change the narrative is to reach out to City Council.

We especially need second homeowners to reach out and share their perspective with Council.

STR OVERLAY ZONE:

At the direction of the previous City Council, the Planning Department is on a mission to create an overlay zone map that will restrict and potentially eliminate hundreds of STRs across the community. The Overlay Map has been doing the rounds at Planning Commission, but the level of discussion and analysis is concerning as they move neighborhoods in and out of one zone or another based on their subjective judgement.

Because the Vacation Home Rental (VHR) Moratorium was only extended until January 31st, 2022, they are rushing forward to make decisions before this deadline. These decisions will have lasting effect on property rights, and we are concerned that this is being done without waiting for all the data that will come from the City's new licensing and enforcement contractor, Granicus. Much of what is driving the regulatory process is hearsay and emotion, and very little is based on verified complaints or other data.

We believe that contracting with Granicus is a sound idea. Requiring registration of all Vacation Home Rentals within the City and having a 24 hour hotline is a great first step and perhaps all that will be required. It could take 12 – 18 months to have sufficient data to understand where STRs are located and what kind of issues they generate. It is possible that the data will show that there are few complaints, and perhaps limited to isolated bad actors or NIMBY neighbors. Let's get data and study it before we wreck what we have.

Please reach out to your clients who have homes in Steamboat and rent them out on a short term basis. This model is the only way that many can afford to own a property in Steamboat. If they can no longer rent their property short term and are forced to sell, chances are that the new owner will leave the property dark for long periods of time which is also not healthy for our economy.

Email City Council and Share Your Story

Sharing your story is the only way to ensure your voice is heard. It's important to let Council know why STRs are valuable to our community and the impact they have.

To reach out to your City Council member, find their email address and phone number below.

- At-Large: [Ed Briones](#), 970-846-9992
- District 1: [Robin Crossan](#), 970-819-9144
- District 1: [Gail Garey](#), 970-846-9897
- District 2: [Michael Buccino](#), 970-875-1035
- District 2: [Joella West](#), 323-761-0661
- District 3: [Dakotah McGinlay](#), 703-943-6597
- District 3: [Heather Sloop](#), 970-846-4545

Attend City Council Meetings & Give Public Comment

While we are grateful to our board members who consistently show up and submit public comment during meetings,

it's important that City Council hears from **ALL** stakeholders in our community. If you haven't attended a meeting, consider attending on [Tuesday, Dec. 7 at 5 p.m.](#) at **Centennial Hall, 124 10th St.**

You can also participate online at: <http://docs.steamboatsprings.net:10100/OnBaseAgendaOnline/>

In the left hand column look for the **Regular City Council Meeting** on Dec. 7 @5:00. Short Term Rental Discussion is item 6.

Ulrich Salzgeber, CEO



In the midst of winter, I found there was, within me, an invincible summer.
Albert Camus

From: noreply@civicplus.com
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Contact Information

First Name	Traci
Last Name	Hiatt
Email Address	tracilhiatt@gmail.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	Good afternoon City Council, Thank you for your continued attention and efforts at addressing short term rentals.
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From my view, there are a couple different categories of short term rentals:

1) Second/vacation homes used by the owners on a sporadic basis. Those owners want to try and cover some of their ownership expenses by renting out their property on a nightly/short term basis when they are not using the property. These properties will likely not be put into the long term/affordable housing pool regardless of whether the owners can rent them or not. The motivating factor for owning the property is use by the owner, and rental income is a bonus or secondary motivation.

2) Properties purchased for the sole purpose of getting rental income. The owners of many of these properties have multiple properties in town and likely don't use their rental properties for their own personal use. These are essentially commercial properties similar to a hotel. The owners get more rental income from short term/nightly use than they would from putting the property in the long term rental pool. The short term use is also less wear and tear on the property which decreases the owner's financial burden of carrying the property over time. There is no financial incentive for these property owners to put these units into the long term rental pool.

Putting restrictions over where short term rentals should and shouldn't be allowed opens up a host of issues, as you are all well aware. The topic that should be discussed is that the properties in category #2 are commercial properties. In setting criteria to categorize these properties as commercial and adjusting their property tax to reflect this, the owners will have a substantially higher financial motivation to consider long term rental of their property.

Have you explored the idea of setting a restriction that non-owner occupied units which are rented out in excess of a determined number of days would then qualify as a commercial property and would fall under that property taxation structure? Commercial property owners pay substantially higher tax rates than residential. This provides an incentive for owner to consider long term rental as an option, since it may be financially more lucrative than short term/nightly when they are taxed at the commercial rate. This would also provide the city with additional tax funding from the properties that are classified as commercial under this policy. Another idea (which may be more challenging) would be to earmark any incremental property tax funding generated through this policy to help subsidize affordable housing.

I would love to hear if this strategy has been explored and if so, what the outcome was. Thanks for your time and efforts in tackling this complicated challenge for our community!

Best,
Traci Hiatt

Please add
attachments here.

Field not completed.

To the Honorable City Council of Steamboat Springs, Colorado,

I publicly addressed the last Council and sent a letter. I promise this will be my last correspondence on the subject of rentals. I am sending it to all members but I especially want to communicate to the newly seated Council members.

I have spent a lifetime wrestling with the issues of affordable housing and rental properties. These issues aren't unique to this era nor to Steamboat Springs.

In the 1970's I was active in the student housing cooperative movement in East Lansing, Michigan as there was a severe shortage of affordable flexible housing options for students.

I had the honor of working with Mrs. Coretta Scott King on creating housing options for King Center Interns as there was a shortage of nonsegregated housing in Atlanta. I worked for the Georgia Public Interest Group to fight redlining. I belong to an organization in Fort Myers working to create an affordable housing trust fund. I've owned rental housing and vacation housing in three different communities.

My wife and I currently own a one-bedroom condo at 1800 Burgess Creek Road...Stormwatch. It has been owned by members of our extended family for over forty years. My son, daughter-in-law, twin five-year-old grandsons, brother-in-law and cousin live in Steamboat. My wife and I live in Florida in the winter and Steamboat in the summer and fall. When not in Steamboat we rent our unit.

We made our first investment in Steamboat at Stormwatch buying a fixer-upper in the early stages of foreclosure during the last recession. The local owner had stopped paying his association fees, and abandoned the condo. We bought the unit sight unseen, loaded a trailer full of tools, and came west from Michigan.

Our realtor could not believe we intended to live in the unit while we rehabilitated it but we could afford no other option. We worked long days for months in to fix everything, decorate, and furnish the unit in time to get it into the rental pool for ski season. We were pleased when our unit was featured as a premier property by our local rental management company. We sold that unit after a number of years and used the profits to buy our current unit from my brother-in-law and keep it in the family.

I write all this so you will understand that I care about affordable housing, I am not a speculator, was not given my vacation home, and have visited or lived part time in Steamboat for almost 40 years.

I am deeply disturbed by the path Steamboat is taking, regarding rentals. The ability to rent your own property is usually considered a fundamental property right. Of course, it is not an unlimited right and no one is disputing that the City can impose taxes, fees and restrictions. However, the hostility of the community to vacation home owners, short term rentals, and investors is not the Steamboat I know and love and it will do nothing to solve our housing challenges.

When I read your goal is to "disincentivize" my investment in Steamboat I am left wondering what to do. I cannot remember at any time when Steamboat created any incentives for me. No one from the town, helped rehab my first distressed property. I was not subsidized in my expensive mortgage. I was not offered any tax incentives for turning my blighted property into a tax paying rental. No one from the town helped my in-laws when they bought our current unit almost fifty years ago. No one from the town offered incentives for the years they suffered negative cash flow while they effectively subsidized housing in Steamboat. There have been no incentives for the legions of local tradesmen, housekeepers, and managers we have employed over the years. Some mountain communities have truly tried to create incentives for investors to convert their short-term rentals into longer rentals. It has required thousands of dollars of rent subsidies.

There is always great debate about whether renting a home is a business or a property right. I believe it is a fundamental right and will fight to preserve property rights.

However, if renting a home is a "business" then it is a business that closely represents the free enterprise model. No one company or individual dominates it. Instead many small investors own property they rent. In Steamboat these small investors have provided safe well-kept housing supporting Steamboat's main industry of tourism. Rental Housing is the driver of many Steamboat based businesses. Hundreds of jobs in management companies, cleaning, and maintenance service jobs are directly tied to rental housing. However, the greatest economic benefit is the multiplier effect. Once guests book our properties they then rent skis, eat at restaurants, rent mountain bikes, hire

fishing guides, etc. Almost all of Steamboat's tourism-based economy feeds off of housing. Steamboat's economy has benefited for years, without taxpayer assistance or capital, with minimal government regulation, and with few problems. If this nonpolluting successful tax paying "business" was not housing it would be the envy of any economic development department and we would be reading about how successful it is in the Pilot.

You refuse to listen to reasonable suggestions from those who care about Steamboat and know the rental housing industry. You believe you have a mandate to wield the awesome power of government to punish those who have invested in Steamboat, and broken no laws, because you want to overcome market forces that do not reward investors for building and maintaining long term rental properties.

You assume that it is only money that drives us. Many investors with vacation properties tried to explain that we will never rent long term as we could then not use our property which is why we own them. We explained that our units would go dark. Now you have instructed the town attorney to research how we can be punished with taxes if our units sit empty. Your desire to micromanage our property through the power you wield appears boundless. We cannot trust you.

I have read all comments submitted to the City that are online and I have listened to Council and Planning Commission sessions. I am embarrassed for Steamboat. Residents blame short term rentals for their lack of housing, destruction of neighborhoods, lack of employees, etc. Investors are considered leaches and carpet baggers. We have become easy scapegoats for all housing problems. Short term rentals are not evil, contribute significantly to the Cities' budget, and provide a lot of jobs in Steamboat.

As a Council you are not sure of your objectives. Do you want to increase long term rentals? Do you want to protect residents from living next door to a short-term rental? Do you want to prevent noise, and parking issues? Do you want to limit Tourism? They are different issues.

You have no idea of how many rentals are in Steamboat and are rushing to restrict rentals without even knowing where they are. Your Planning Department is guessing where to place overlays. You have no mechanism for establishing neighborhoods, you do not trust the Condo and Housing Associations to make the right decisions for their members in regard to short term rentals. Your Chamber is intimidated and won't take a position where they should be helping you understand the economic impact of your decisions.

You publicly state that you put a long moratorium on permits "to start a conversation" yet you have investors who trusted and used existing regulations to invest in Steamboat that you have left high and dry for months. There is no conversation as you have not created a mechanism where all the communities' interested parties can problem solve together. A member of your planning department while trying to decide where an overlay should go said to the effect "Let's put it here and see how many yell."

The ability to rent a home has value both economically and in the flexibility it offers a property owner. Steamboat is treating the trampling of long-established property rights as a joke or a popularity contest.

Eventually you will establish a rental registration process with fees. Hopefully the fees will be reasonable and the process simple. Even if you create a fair and reasonable ordinance you will find many will not comply. Most will not realize they need to register and others will decide to try to fly under the radar. Routt County has outlawed short term rentals but there is no enforcement and we know rentals exist. Steamboat residents will demand enforcement. You will create fines for those who do not register. You will need to hire enforcement staff. More and More of your time will be consumed by rentals. You will have already squandered the support of investors who would and could help build voluntary support.

You will eventually face lawsuits from those who believe they have suffered from unequal treatment or had their property rights trampled. It is tough to fight City Hall but I am already hearing of property owners who feel legal action is their only alternative. You will need to hire additional legal help. This will increase City costs so rental investor fees will need to rise and the cycle will repeat. Welcome to the world you are creating for Steamboat.

It is still not too late to exercise Leadership and adopt a data driven, fact based, no scapegoating approach to housing.

You could establish a task force to advise you. The task force would have members from those involved in rental housing, neighborhood leaders, etc. They could help you develop fair ordinances and get voluntary compliance. Once you have a registration system you can collect data to see where the rentals are. This will help to

determine if you need caps or overlays. You could analyze complaints and see where the problems are and what are the greatest issues. Are you dealing with noise and parking? Are you dealing with bad investors or bad guests? You can create mechanisms to establish neighborhood associations even in existing neighborhoods to gain the voice of neighbors in deciding if they want to restrict rentals. I've seen it done. I am not opposed to reasonable regulations, fees and accountability. Our property has generated zero complaints in almost fifty years of providing housing in Steamboat.

You are community volunteers who have taken on a very difficult leadership role. While we may disagree on what is best for Steamboat, I sincerely appreciate your willingness to serve, and the endless hours you devote to Steamboat. I hope that you will reach out to property owners for their help.

Paul Davis

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[REDACTED]

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