

## ATTACHMENT #2

**James A. Cook**

Commercial Real Estate  
Business Brokerage  
Innovative Leasing Concepts  
Development Consulting

January 6 , 2022

### **TRANSMITTED BY EMAIL**

Ms. Rebecca Bessey  
Director of Planning &  
Community Development  
137 10<sup>th</sup> Street  
Steamboat Springs, Colorado

**RE: Re-zoning Submittal PS – 02398  
Land Use Amendment PS – 02398  
1850 Walton Creek Road**

Rebecca:

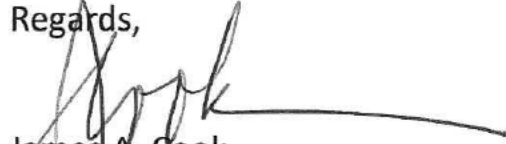
I have been visiting with the principals of Sun Scope, LLC, and the petitioners for the above referenced submittals, one of which includes the conversion of the office building at 1850 Walton Creek Road into residential units. We are all aware of the shortage of product both in rental units and for sale units in our market place and all of the resort market places of Colorado. Friends of mine in the Roaring Fork Valley predict that 2022 will be a year of a very weak year of sales due to the lack of product and the inability to produce more products to meet the demand. I would predict the very same results for the Steamboat market as we are at an all-time low in available listings and the prospect of that changing is very unlikely. In new construction, the load on the current labor market, shortage of materials and transportation of the same will exacerbate the issue even more as we move into the spring construction season. The conversion of existing buildings with commercial/office use to residential units is something that is happening nationwide due to the reasons mentioned. This is particularly true in larger urban areas where office buildings are having trouble filling spaces vacated due to COVID and overall lack of demand. When projects were developed in the Walton Creek area, visions of New Urbanism said to include some commercial zoning for neighborhood use. That sort of thinking has run its course in Steamboat and in other communities as well as housing continues to be the demand factor. The current site of Ski View apartments was much the same kind of site with a CN zoning for what was a failed convenience store that ended up being Michael Robert's construction offices. The conversion of that site to multifamily provided residential rental units to a much underserved market. It is time for the Walton Creek site to follow that same route.

At this year's Economic Development Summit, if you were fortunate enough to attend, a gentleman by the name of Joe Minicozzi made a presentation on the value of clustering commercial development (primarily downtown) to effect better development, build tax benefits for the community, and put a halt to sprawl. Those of us who are members of the Urban Land Institute have argued this for years and would tell you that even in Steamboat, the development of commercial uses to the east and west of town will have adverse economic impact in the long term. The Brown Ranch will be an exception to that rule in that it will

become a second city and can cluster its commercial development effectively to serve the residential units they will be serving.

I would ask staff and the commissioners to examine closely what our community needs really are at this point in time. Housing and child care facilities, period. It is my opinion that this project addresses the housing side of our needs assessment, with the hope that additional child care facilities will soon be on the horizon. Thank you for your consideration and thank you and staff for the job that you do.

Regards,

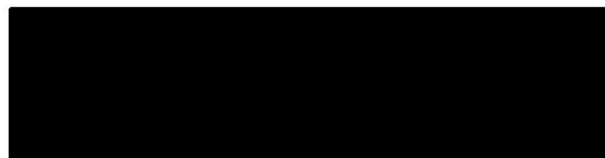


James A. Cook  
Commercial/Business Broker  
Community Advocate

Joe Minicozzi Presentation

<https://www.urbanthree.com/about/staff/joe-minicozzi-aicp/>

cc: Toby Stauffer  
Gary Suiter  
City Council



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Thursday, January 6, 2022 7:12:56 AM

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## City Council Contact Form

### Step 1

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#### Note

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#### Contact Information

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First Name	Bill
Last Name	Pass
Email Address	wbpass@yahoo.com

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#### Questions or Comments

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Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

Dear City Council Members,

Having read the quote from Mr. Buccino in the paper this morning makes me wonder why the council has not moved to bar him from deliberations and voting on short term rentals. By his own statements he is clearly biased. Thank you Ms. Sloop for calling him out. It is about time someone on council did. The quote I refer to is:

"What I'm bringing is my experience of the property owners and the second homeowners who are paying taxes and things that come from their lodging," Buccino said. "I'm trying to be a voice for my clients that are property owners and second homeowners in this town."

The above statement makes it clear that Mr. Buccino is focused

on representing his out of town clients who line his pockets rather than the people in this town who elected him. So the only question I have is why has council not voted on Mr. Buccino self proclaimed conflict of interest? It seems to me that once Ms. Sloop made her statement last night the council should have immediately stopped and moved to vote on Mr. Buccino conflict of interest.

Sincerely,  
Bill Pass

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Please add  
attachments here.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Karen Lewer](#)  
**Subject:** Online Form Submittal: Planning Commission Contact Form  
**Date:** Thursday, January 6, 2022 8:26:05 PM

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## Planning Commission Contact Form

### Step 1

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First Name	Brian
Last Name	Melodia
Email Address	Melodia528@aol.com

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### Questions or Comments

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Please leave your comments or questions below:

Dear Honorable city council and planning commission members,

I am writing you to share my story as a part time resident of Steamboat who rents out my condo when my wife and I can't be there.

Briefly, my wife Kristy is a Colorado native, and I have lived in Colorado since 1979. Our jobs requires us to reside in Denver. For 30 years, Kristy and I would take annual trips to Steamboat and rent condos through rental companies. About 4 years ago, I began planning my retirement which commenced one year ago. Part of our plans included buying a place in steamboat that we could initially spend about 5 days a month in, and later after Kristy retires, spend about 6 months a year at. For us, being able to rent our home meant that we could offset some of our expenses. It makes a big difference. Last year, we invested nearly \$200,000 renovating our steamboat condo so we, and our guests could enjoy it. It is important to us to provide a home like experience to our guests. Our kitchen has everything a chefs kitchen might have. We felt this was important after experiencing

the same at a condo we rented for years at Stormwatch. We have renters who have come from many different states and even overseas. They love our place at The Ranch and many renters come back again and again.

I like to think that Kristy and I are part of the great Steamboat community, and that we are valued members. We sincerely hope that you will not raise our taxes or create other unreasonable burdens which might negatively impact our current situation. I don't believe doing this would positively impact the current affordable housing shortage that we know needs to be addressed. This is an issue we believe is much more complicated, requiring a broad and thoughtful approach. Thank you for your time and consideration.

Respectfully,  
Brian Melodia

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attachments here

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

**From:** [Anjelica Nordloh](#)  
**To:** [City Council](#)  
**Cc:** [Rebecca Bessey](#)  
**Subject:** FW: Online Form Submittal: City Council Contact Form  
**Date:** Monday, January 10, 2022 2:05:54 PM  
**Attachments:** [01\\_10\\_2022\\_Latoza\\_STR\\_Discussion\\_Attach3.pdf](#)  
[01\\_10\\_2022\\_Latoza\\_STR\\_Discussion\\_Attach1.pdf](#)  
[01\\_10\\_2022\\_Latoza\\_STR\\_Discussion\\_Attach2.pdf](#)

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Dear Council and Rebecca,

Mr. Latoza just sent in 3 attachments to Council, I have included those 3 attachments here.

Rebecca, the comments did not include anything other than the attachments\*

## Anjelica Nordloh

City of Steamboat Springs  
Staff Assistant  
She/Hers  
970-871-8275

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Monday, January 10, 2022 2:01 PM  
**To:** City Council <CityCouncil@steamboatsprings.net>  
**Subject:** Online Form Submittal: City Council Contact Form

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## City Council Contact Form

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#### Contact Information

First Name

Bill

Last Name

Latoza

Email Address [blatoza.wz@gmail.com](mailto:blatoza.wz@gmail.com)

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### Questions or Comments

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Please select the department(s) you want to contact: City Council

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Please leave your comments or questions below. *Field not completed.*

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Please add attachments here. [chalet chipmunk Exhibit 2.pdf](#)

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## Rental Properties Businesses in Residential Neighborhoods

In the past couple of days, I've had the opportunity to examine two licensed business rental properties in my neighborhood. One is directly across from my home, Alpenhaus Lodge 2765 Alpenglöck Way owned by Little Log Cabin 227 Greendale Cincinnati, Ohio 45220 and managed by NoMadness, and the second is located at the top of my driveway - Chalet Chipmunk 2180 Val d'Isere Circle owned by Chip + Peggy Barton 14003 CCR 220 Salida, Co 81201 that is self-managed by the owners and listed on the VRBO website. Both are older homes, approximately the same square footage, one claims to sleep 12 guests and the other 8, are near each other and the mountain.

I thought it would be interesting to look at the economics of these businesses. To that end, I went to the NoMadness and VRBO websites to determine the daily rental costs for one year. These findings are included in the attached exhibits.

Summarizing these findings indicates that for the Alpenhaus Lodge, if it were rented for 365 days at the listed nightly rentals and 8% reservation fee, it would make \$396,308. This property has varied daily rates thru the year, with a low of \$625/night in the off season to a high of \$3,200/night during the Christmas holidays. As a neighbor, I can attest that it has never rented 100% a year, but a more conservative rental percentage would be 70-75%. Taking a conservative yearly rental percentage of 70% during the year, the total rental fees would be \$277,416. Management fees are negotiable, but I would use a conservative number of 45% for NoMadness that would mean that the owners would earn \$152,579 before taxes, standard homeowner costs and the \$75 yearly Steamboat license fee for a home rental.

Chalet Chipmunk is a little harder to summarize as there is a nightly fee of \$350 to \$380 a night. These rates are significantly lower than the Alpenhaus Lodge due mostly not using a management company. It's difficult to determine the exact nightly cost from the VRBO website, so I prepared the exhibit to use the conservative number of \$350/night for the entire year. If the property was rented 365 days a year with 36 service fees, it would bring in \$132,250 to the owners. Once again. As a neighbor, I know it doesn't rent every day, but I would once again use a conservative yearly rental percentage of 70%. Based on this percentage, the yearly rental fees would \$92,575 to the owners before taxes, standard homeowner costs and the \$75 yearly Steamboat license fee for a home rental.

I believe the examples above are typical of the business rentals in Steamboat, and that realtors and management companies use similar examples when selling homes in residential neighborhoods. I've heard countless examples of this during the city council meetings when a homeowner exclaims, *we bought our house because we were told that we could have short-term rentals to help us pay our mortgage.* These businesses and long-distance property owners are destroying our neighborhoods and creating inflated home prices that are limiting local housing opportunities for local full-time residents.

As an architect who has worked diligently to create sustainable and livable neighborhoods, I'm bringing this to your attention that these are **full-time** businesses in residential neighborhoods that put additional stress on our city services. We don't want to live in neighborhoods with businesses that we as citizens have to monitor. We all have lives that we planned on having in our residential neighborhoods without having to monitor strangers, to complain to management companies, or even worse, to have to call the police or fire departments to resolve a problem. These calls, and specifically the issue of allowing businesses in residential neighborhoods, has cost and is continuing to cost our community in time and services – time that could be better spent on our community and its members. As an example, I can only imagine if the Planning Department could have used the time it spent on this issue on more positive and beneficial uses to our city, like working to create sustainable neighborhoods for our local workforce and families or planning childcare facilities, etc.

I have been consistent in my disdain and vocal opposition for the introduction of business rentals in residential neighborhoods that were never zoned for these types of businesses. Now, with the information I have learned and examined, I'm even more opposed. Our residential neighborhoods and neighbors are being changed for the worse by these long-distance property owners. This past weekend, the Alpenhaus Lodge had six cars parked at the top of the driveway, 2 of the cars were clearly encroaching on the road, causing the snowplow to plow into the coming traffic lane and causing cars to converge into a single lane. The police responded and made them move the vehicles. I question if this is the best use of our police force, and I don't see anything positive for our neighborhood and neighbors from this type of business. Personally, my home now looks over a parking lot instead of the pastoral south valley.

I'm aware that the City Council, Planning Department, and the Planning Commission are looking into the problems and issues of business short-term rentals in residential neighborhoods and have retained Granicus to compile rental properties in Steamboat. I would ask that a serious review is done with their findings, the harm they do to residential neighborhoods and the economic windfall to the owners of these businesses. Its not right that these types of businesses can operate 100% of the year in residential neighborhoods that were never originally zoned for these types of rentals – there must be a limit on the time they are rented and some planning on locating these businesses to areas that were originally zoned for this type of use. Its unfortunate that the business rentals have been allowed in primarily residential neighborhoods and their licenses should not be renewed and certainly not grandfathered with the property.

Bill Latoza  
Architect  
2170 Val d'Isere Circle

# Alpebhaus Lodge

5 Bedrooms

3 Bathroom

Sleeps 12

1,896 square feet

\$ 366,952	8%	\$ 29,356
\$ 396,308	70%	\$ 277,416
\$ 277,416	55%	<b>\$ 152,579</b>

8% reservation fee  
rents 70% of the year  
management fee 45%

January		
\$ 1,150	15	\$ 17,250
\$ 1,200	4	\$ 4,800
\$ 1,300	1	\$ 1,300
\$ 1,400	4	\$ 5,600
	24	\$ 28,950

July		
\$ 895	19	\$ 17,005
\$ 999	8	\$ 7,992
\$ 1,060	4	\$ 4,240
	31	\$ 29,237

February		
\$ 1,150	18	\$ 20,700
\$ 1,200	6	\$ 7,200
\$ 1,400	4	\$ 5,600
	28	\$ 33,500

August		
\$ 885	23	\$ 20,355
\$ 999	8	\$ 7,992
	31	\$ 28,347

March		
\$ 1,150	23	\$ 26,450
\$ 1,200	8	\$ 9,600
	31	\$ 36,050

September		
\$ 625	18	\$ 11,250
\$ 750	7	\$ 5,250
\$ 798	4	\$ 3,192
\$ 885	1	\$ 885
	30	\$ 20,577

April		
\$ 695	14	\$ 9,730
\$ 795	6	\$ 4,770
\$ 1,150	6	\$ 6,900
\$ 1,200	4	\$ 4,800
	30	\$ 26,200

October		
\$ 625	22	\$ 13,750
\$ 750	9	\$ 6,750
	31	\$ 20,500

May		
\$ 695	23	\$ 15,985
\$ 795	8	\$ 6,360
	31	\$ 22,345

November		
\$ 625	17	\$ 10,625
\$ 750	6	\$ 4,500
\$ 999	4	\$ 3,996
\$ 1,025	3	\$ 3,075
	30	\$ 22,196

June		
\$ 695	22	\$ 15,290
\$ 795	8	\$ 6,360
	30	\$ 21,650

December		
\$ 1,050	11	\$ 11,550
\$ 1,100	4	\$ 4,400
\$ 3,185	10	\$ 31,850
\$ 3,200	6	\$ 19,200
	31	\$ 67,000

Info taken from NoMadness Rentals

1.8.22

Cleaning fee: \$420

Pet Fee: \$145

Reservation Fee: 8%

CO Tax # 33196209

Steamboat Tax # 207255

January		
\$ 1,150	4	\$ 4,600
\$ 1,300	2	\$ 2,600
\$ 3,200	1	\$ 3,200
	7	\$ 10,400

## Chalet Chipmunk

3 Bedrooms

2 Bathrooms

Sleeps 8

1,800 Square feet

Days	Average	Total
365	\$350	\$127,750

Service Fee	\$	Total
36	\$125	\$4,500

\$	Occupancy	Total*
\$132,250	70%	<b>\$92,575</b>

\* Self managed

Cleaning fee \$175

Service Fee \$125

Information from VRBO website 1.8.22