

# ATTACHMENT #3

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Wednesday, September 15, 2021 5:06:29 PM

---

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

## City Council Contact Form

### Step 1

---

#### Note

*All communications to City Council through this website shall be deemed public documents and are subject to the Colorado Open Records Act. This includes email addresses and any personal information that you included in your email. A notation of "Confidential" on the communication does not protect the document from public review. The City Manager, City Attorney and City Clerk are copied on all emails.*

---

#### Contact Information

---

First Name	Sarah
Last Name	Bradford
Email Address	sarah@steamboatlodgingcompany.com

---

#### Questions or Comments

---

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

---

Please leave your comments or questions below.	9/15/21 Dear Council Members,
--	----------------------------------

Attached is a map of the City with our suggested areas to remove from the current VHR Moratorium. These areas have low local density, and are in close proximity to the Resort.

\*\*\*Remember only Brown/Yellow/Orange (Residential) areas are VHR Moratorium areas. Purple is "by right" and Green/Aqua is multi-family and not governed by the VHR Permit process\*\*\*

We believe if you open these back up, you can test the Gold Rush concept without much risk, plus it allows a few real homeowners in this area (approx 5 - 10?) who want to rent their home to get started before ski season starts.

This also continues the Moratorium in non-HOA more traditional local neighborhoods in Steamboat and lets the next Council take the overlay discussions to an ordinance or decide what restrictions there should be in those areas.

Local Density Stats of Selected Green "Remove from Moratorium" Areas:

Under 25% Density: Snowflake Circle, Ski Trail Ln, Poma Ln, Alpenglow Way, Anthony's Circle, Burgess Creek Rd, Trails Edge, Montview Lane, Steamboat Blvd (included in green area), and Christie Drive

25% - 50%: Hunters Dr, some portions of Apres Ski Way

50%+: NONE (Note: Red Hawk Court and other areas S. of Walton Creek were left out of

"Remove from Moratorium" due to 50% and above local density)

Thank you for considering this information for your discussion Monday night. Happy to clarify anything beforehand.

Sarah

Sarah Bradford | Owner | Steamboat Lodging Company T:  
970.457.4785 | C: 303.915.9484  
sarah@steamboatlodgingcompany.com

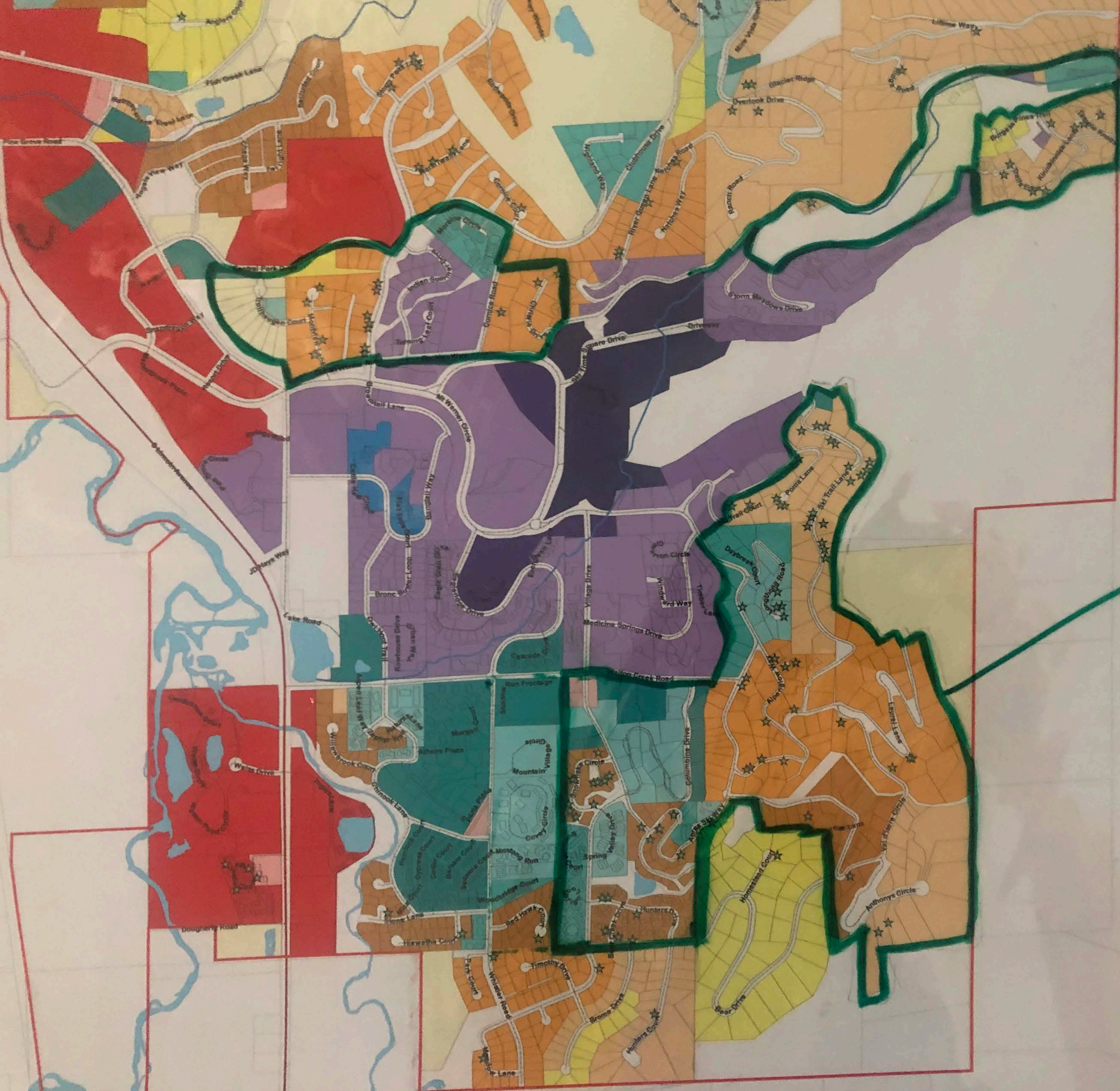
---

Please add  
attachments here.

[Areas to Remove from VHR Moratorium.png](#)

---

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



Areas to  
remove  
from  
VHR  
Moratorium

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Thursday, September 16, 2021 7:35:55 AM

---

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

## City Council Contact Form

### Step 1

---

#### Note

*All communications to City Council through this website shall be deemed public documents and are subject to the Colorado Open Records Act. This includes email addresses and any personal information that you included in your email. A notation of "Confidential" on the communication does not protect the document from public review. The City Manager, City Attorney and City Clerk are copied on all emails.*

---

#### Contact Information

---

First Name	Lawrence
Last Name	Lantero
Email Address	llantero@abbottconstruction.com

---

#### Questions or Comments

---

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

---

Please leave your comments or questions below.

Hi All,

My name is Larry Lantero and I am the president of the Eagles Vista HOA which represents the newly developed lots at the end of River Queen Lane (1850+). I have been tracking closely the topic of short term rentals and reviewing some of the proposed mapping it would appear that our subdivision is bisected by some of the proposed rulings on STRs. To clarify the position, we would like to see our subdivision retain it's ability to utilize short terms rentals in perpetuity. For a few of our lot owners, STRs were a condition of approval in our purchase agreements and for the level of development and proximity to the resort, we see no issue with continuing to allow these services.

Thank you,  
Larry Lantero

llantero@abbottconstruction.com

---

Please add  
attachments here.

*Field not completed.*

---

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

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Thursday, September 16, 2021 11:29:03 AM

---

CAUTION: EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.

## City Council Contact Form

### Step 1

---

#### Note

*All communications to City Council through this website shall be deemed public documents and are subject to the Colorado Open Records Act. This includes email addresses and any personal information that you included in your email. A notation of "Confidential" on the communication does not protect the document from public review. The City Manager, City Attorney and City Clerk are copied on all emails.*

---

#### Contact Information

---

First Name	Dan
Last Name	Merritts
Email Address	dmerritts@gmail.com

---

#### Questions or Comments

---

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

---

Please leave your comments or questions below.

Greetings City Council,  
Please see the attached memo regarding analysis of VHR Complaints raised. It would be greatly appreciate if this could be included in the packet for Monday's meeting (9/20/21).

Note: A link to the data set and analysis in the digital submission to support the memo's analysis.

Let me know if you have any questions - cheers,  
\_d

---

Please add attachments here.

[SSCC - VHR Compliant Data - 15 Sept 2021.pdf](#)

---

15 Sept 2021

**TO:** Steamboat City Council

**FROM:** Dan Merritts, 1702 Alpine Vista Court, Steamboat Springs, CO 80487

**SUBJECT:** Analysis of All VHR Complaints Since 2016

Dear Steamboat City Council:

We requested that the Planning Department provide a breakdown of violations reported to them from 2007 onward. Sabrina James, Deputy City Clerk, [replied with a spreadsheet of all the complaints reported](#) to the Planning Department from 2016 onward. (Note: Records were not kept before 2016).

This memo provides a data-driven analysis of any complaints reported for Vacation Home Rentals (VHR) - permitted and unpermitted -- from 2016 to 2021. There were 79 complaints in total; 38 of which had to do with unpermitted VHR properties. Meaning that nearly 97% of total days that permitted-VHRs operated, there were no complaints raised against them in this data set.

**Let's focus on the 3% of the days our community had issues and raised complaints.**

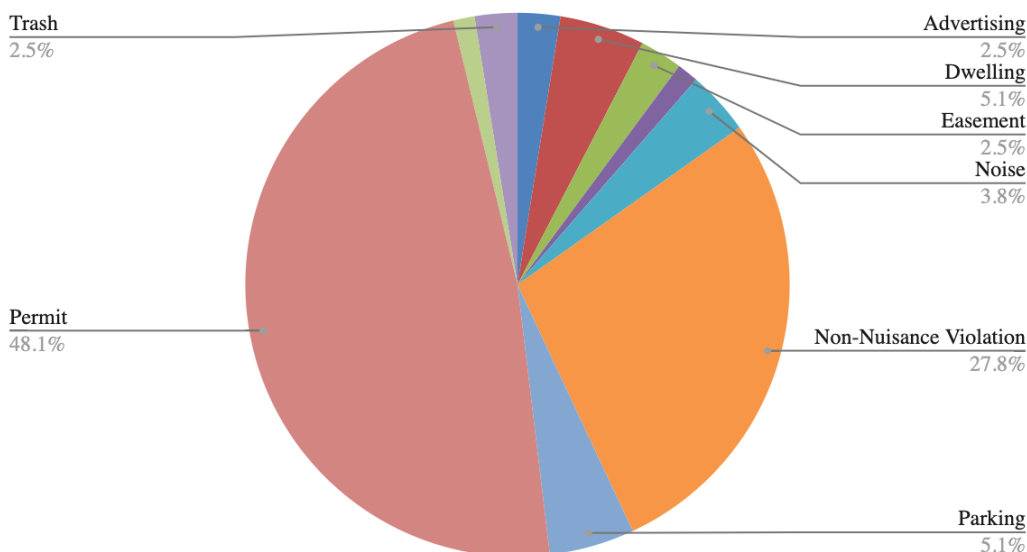
#### DATA OBSERVATIONS \\

Here are a few observations based how VHR compliant data stacks up:

- **50% Permitting Issues** – Nearly 50% of the total complaints (48.1%) are a result of not properly permitting a VHR in the first place.
- **Very Few Repeat Violators** – There's not a pattern of compliant by permitted properties. Once a complaint is raised, permitted VHRs aren't repeat offenders. Only one unpermitted property had 3 complaints against it.
- **Less Than 10% Related to Nuisance** – There are not systemic, repeat nuisance complaints against VHRs for noise (3 total), parking (4 total) or trash (2 total) issues.

Here's an overview of the chart category:

Compliant Category



## RECOMMENDATIONS \\

While this data may under report or over report certain categories, it does provide clear insights into how VHRs should be permitted and managed going forward:

- **Extended Moratorium Will Drive More Complaints in Highest Category** – Continuing the moratorium will prompt homeowners to setup more unpermitted VHRs, not fewer. This already accounts for 50% of the complaints. Our goal should be to reduce this compliant category and drive compliance by removing the moratorium immediately to allow for focus on reporting and enforcement.
- **Proxy for Complaints** – Complaints via the Planning Department are a useful proxy for complaints we should anticipate in the future. Staffing for permits will be the lion's share of the work based on what our community raises complaints against. Nuisance issues will likely be around 10% of the issues, representing a minority of the issues reporting.
- **Hotline for Complaints** – The VHR compliant hotline and reporting should be very accessible to properly weed out repeat, bad actors (a small minority – less than 5% of VHRs) and ensure complete reporting.
- **Compliant Enforcement** – Let's focus on reporting, dispute resolution, and enforcement to ensure that the few properties with repeat issues (only one property with 3 complaints) are fined or lose the privilege to rent their home.

Thank you for your consideration in understanding and evaluating this data while considering limiting or ending the VHR moratorium fully.

Kind regards,



Dan Merritts