

ATTACHMENT #3

From: [Rebecca Bessey](#)
To: [Anjelica Nordloh](#)
Subject: FW: STR Overlay Whistler Village
Date: Monday, November 1, 2021 8:13:56 AM
Attachments: [Screen Shot 2021-10-26 at 8.35.01 AM.png](#)

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

From: Molly Lucas <[REDACTED]>
Sent: Tuesday, October 26, 2021 8:49 AM
To: Rebecca Bessey <rbessey@steamboatsprings.net>; chris lucas <[REDACTED]>
Subject: STR Overlay Whistler Village

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Hi Rebecca -

I spoke to you a few weeks ago prior to the September City Council meeting. I wanted to follow up with some additional information from the community and again request that Whistler Townhomes be allowed to **continue with its historical zoning and community regulations which allow for short term rentals**. To be clear, I think that having a permit or license is totally acceptable and would be a good first step to get a handle on where STRs are located and how many complaints they are actually generating. It was acknowledged during the meeting that limiting STRs is not an effective way to increase affordable housing but that the concerns are driven by preserving community character and complaints from neighbors.

Whistler Village Townhomes is located just over **1 mile from the ski lifts** at the base of the mountain (map attached). It is **directly on the shuttle route** (stops 112 and 113). It is made up of **2 bed and 1-2 bath townhomes**. The original covenants were recorded in 1980 at reception number 294557. Article IX(e) of the covenants specifically state **"The Lots are hereby restricted to construction of residential Townhomes for residential and lodging uses, and to uses related to the convenience and enjoyment of such residential and lodging uses. ... Any Townhome may be leased or rented for such residential and lodging purposes, including nightly rentals to transients."**

Not only does the community allow short term rentals but it was specifically set up for that purpose as clearly stated in the governing documents. If the community wishes to change this (and there are no board meeting minutes that I can find in which this has been requested), then the owners can start the process to amend the covenants. Currently the community members are not asking for this. In fact, **every owner purchased with the knowledge and expectation that the neighborhood allowed nightly rentals**.

Of the **150 units, 12 are currently being used as short term rentals.** Per the community manager, she receives a **complaint regarding short term tenants once every 2-3 months.** Complaints are generally regarding parking as the association does not assign spots and does not require a permit to be displayed. **With only 8% of the homes being used as nightly rentals and 4-6 minor complaints a year, short term rentals are not a problem in this neighborhood.**

Please pass this along to the City Council and ask them to consider allowing STRs as a right to continue in this community as it was specifically designed for this use and the current short term rentals are not causing a problem.

Please reach out with any questions.

Thank you,

Molly Lucas

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Saturday, November 6, 2021 1:28:54 PM

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Planning Commission Contact Form

Step 1

Note

All communications to the Planning Commission 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 Planning Commission and Planning Department members are copied on all emails.

First Name

Dale

Last Name

Homburg

Email Address

Questions or Comments

Please leave your comments or questions below:

Hello,

We are homeowners in the Majestic Valley townhome complex located at Hwy 40 and Majestic Circle (Next door to Steamboat Hotel). Please see attached map.

For the following reasons, we propose that our neighborhood be excluded from the "Prohibited" overlay zone.

- The Majestic Valley complex is in a Community Commercial zone that is primarily composed of businesses and public facing services.
- The Majestic Valley HOA written rules and agreements specifically allow short term rentals in the complex.
- All rental properties in Majestic Valley are required by the HOA to obtain a valid VHR Permit from the City, and each is current. There are no "rogue" STRs in the complex. Property owners have paid the required fees and followed the existing city rules

and processes to obtain and maintain current permits.

- The HOA enforces its own strict codes and levies fines for properties with violations.
- Most of the existing rentals in the complex are hosted by an on-site manager. Pre-screening of renters, direct observation of activity, decibel meters, and exterior cameras are used to ensure that guests are following the rules.
- Longer minimum stay lengths and premium nightly rates help weed out “turn-and-burn” oriented bad actors. This means that some timeslots remain open rather than rent to potentially disruptive tenants.
- The neighborhood is located directly alongside Hwy 40, less than 1 mile from the base area. An Orange Line bus stop directly in front of the complex provides direct access to the ski area. It is similarly linked to the ski area as other neighborhoods that have been excluded from the prohibited zones
- The properties Immediately to the North of the neighborhood are the Steamboat Hotel and The Ponds complexes, which are high-density seasonal workforce rental properties that don't allow permanent residency.
- The VHR properties in the complex are not good candidates for long term rental due to most of the owners of those properties visiting Steamboat year-round for extended stays. If VHRs are prohibited, these properties will most likely go dark.

Thank you for your consideration in this matter,

Dale Homburg
Erin Homburg
Kate Best
Jay Best

Please add
attachments here

[Majestic Map.JPG](#)

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