

ATTACHMENT #4

From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Tuesday, November 16, 2021 7:59:31 PM

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City Council Contact Form

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Contact Information

First Name	James
Last Name	Zorn
Email Address	jzorn1218@yahoo.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.

Apologies for my technological issues on 11/16 but here are my comments:

I urge you to remember that any permitted land uses will need to be grandfathered into new ordinances.

I understand the requests by property managers to wait until we have more data to impose an overlay zone, but doing so would increase the number of legally non-conforming uses we would grandfather into an overlay.

Before the moratorium, there were about 218 VHR permits. In the three weeks of lifting the moratorium in certain areas, 14 more applications came in (and usually 20 per YEAR). THIS is the gold-rush of which City Council was warned. It is here. It will continue.

Delay will increase the status quo before policy can be implemented and that is not the plan. Thank you.

Please add
attachments here.

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To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Wednesday, November 17, 2021 2:27:56 PM

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Contact Information

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

Questions or Comments

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Please leave your comments or questions below.

Greetings City Council,

Attached is the Economic Study on the Impact of Steamboat Short Term Rentals, as requested at last night's meeting. This is also included in the August 24th, 2021 City Council meeting packet.

Happy to answer any questions or put you in touch with the third party sources - AirDNA, KeyData or the SS Chamber. Some of the data used was from the City of SS website.

I am happy to meet with any of you to review this data and more that we have submitted over the course of the summer.

Thank you,
Sarah Bradford

Please add
attachments here.

[Economic Impact of Steamboat City Council's Proposed STR
Prohibited Areas-6.pdf](#)

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**Exhibits to reference during Sarah Bradford's
public comment on Tuesday 8/24/21**

**Sarah Bradford
841 Merritt St
303.915.9484**

Average Daily Spend: Only One Small Portion of Overall Economic Impact

submitted by Sarah Bradford to City Council on 8/23/21

Number of STRs (including 214 VHRs) in City of Steamboat Springs: 3,850

Proposed Prohibited Overlay Zones:

- Number of STRs (including 140 VHRs): 473

Proposed Discussion Overlay Zones:

- Number of STRs (including 76 VHRs): 451

Average Nights of Paid Occupancy in Steamboat STRs: 61.3

Average Stay Length in Steamboat STRs: 4.23

**source of above data points: KeyData

Average Property Size by Bedroom in Steamboat: 2.5

Average Occupancy per STR in Steamboat: 7.3

**source of above data points: Airdna via City of Steamboat Springs website

Steamboat average daily expenditures per person - visitors staying in commercial lodging (including lodging cost): \$145.49

**source: Steamboat Chamber of Commerce economic study

Number of jobs lost with the loss of 500 - 1,000 STRs = unknown

Based on data points above:

Estimated \$ injected into community annually from STR lodging guests (occupancy x avg # of guests x total STRs x avg daily expenditure)	\$254,353,108
Estimated \$ injected into community annually from STR lodging guests in proposed prohibition zone (occupancy x avg # of guests x prohibited STRs x avg daily expenditure)	\$31,216,663
Estimated \$ injected into community annually from STR lodging guests in discussion zones (occupancy x avg # of guests x discussion STRs x avg daily expenditure)	\$29,764,725
Annual Estimated Tax revenue - all STRs (avg stay value x avg stays per year x total STRs x 5.5%)	\$4,767,451
Annual Estimated Tax revenue - prohibited STRs (avg stay value x avg stays per year x prohibited STRs x 5.5%)	\$585,107
Annual Estimated Tax revenue - discussion STRs (avg stay value x avg stays per year x discussion STRs x 5.5%)	\$557,893

Detailed Breakdown of Proposed Prohibited Areas

STRs by area in prohibited yellow zone			STRs by zone in pink/blue discussion zones	
(using City interactive map to count dots)			(using City interactive map to count dots)	
South Resort (south of Walton & east of Whistler)	216		A1	78
Mid town (Hilltop, Fish Creek, Blue Sage, Anglers)	96		A2	64
Old Town	56		A3	42
Southwest (west of Whistler Rd including West of 40)	85		A4	72
Fairview	7		A5	98
Sunlight	3		B1	11
Brooklyn	4		B2	3
Riverside	1		B3	83
West End	5			
Total	473		Total	451

South of Walton Creek - Home Value and Local Density Map

submitted by Sarah Bradford to City Council on 8/23/21



From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Wednesday, November 17, 2021 1:07:12 PM

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Planning Commission Contact Form

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First Name	Gary
Last Name	Pon
Email Address	GaryK243@comcast.net

Questions or Comments

Please leave your comments or questions below:

November 17, 2021

Dear Planning Commission Members,
I am writing this letter in response to the lead article in today's Steamboat Pilot.
I agree with the comments made by Commissioner Steck regarding the outcome of the recent City Council election. Most residents in the Steamboat community who are not developers, real estate agents or property managers do not want short-term rentals.
My wife and I live on Delta Queen Ct. a cul-de-sac off Steamboat Blvd. in Fairway Meadows Filing no. 1 subdivision, aka Steamboat Property Owners Association (SPOA). We have lived here as permanent residents for 16 years.
The SPOA Covenants prohibit businesses including short-term rentals (30 days or less), "unless approved in writing by the Board of Directors of the Association". Revision of our covenants requires the support of 51% of the property owners, half of which live out of state. Past attempts by the SPOA Board to remove the wording in quotes from the Covenants have failed due to the

influence of real estate agents, property managers and out of state owners.

I respectfully request that the Commission support an overlay prohibiting short-term rentals in Fairway Meadows Filing number 1 subdivision (see attached subdivision plot plan).

Thank you for your consideration.

Respectfully,

Gary Pon

Please add
attachments here

[Fairway Meadows Plot Plan.pdf](#)

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From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Wednesday, November 17, 2021 12:06:23 PM

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Planning Commission Contact Form

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First Name	Ed
Last Name	Trousil
Email Address	ed@humbleranch.com

Questions or Comments

Please leave your comments or questions below:

To Whom It May Concern,

We own a home on 26 11th Street which is on the corner of 11th and Yampa. After reading the newspaper this morning, I was surprised that Yampa Street is being considered to be blocked from nightly rentals. Yampa Street has bar and restaurants open until at least midnight. It is where the street lights never go off at night. It is where a hotel was recently approved to be constructed. It is where bike and running races prepare for their race days at 5:00am with music playing. And lastly, it is the site of the Farmer's Market.

If you want to respect the residents who live on this street, then all of the abovementioned uses should also be restrained in order to protect the neighborhood. Otherwise, limiting nightly rentals is a contradiction to all other uses that have been condoned and every new project that seeks approval on Yampa Street should bear the responsibility of its impact to the permanent residents of this area.

Please be consistent on your intent with regard to what you have already allowed.

Respectfully,

Ed Trousil

Please add
attachments here

[Consistency.docx](#)

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From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Thursday, November 18, 2021 8:20:43 AM

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Contact Information

First Name	Dave
Last Name	Kleiber
Email Address	472 8th St.

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.	<p>RE: Opposition to Short Term Rentals in residential neighborhoods</p> <p>I live at 472 8th st. 513 7th st. is a short term rental located immediately behind my residence. It is managed by Retreatia. This rental has been a nuisance to the neighborhood for the entire summer and fall. Generally three to four families rent this house. It is usually rented every Thursday through Sunday. And pretty much each day begins the same. Around 4:00 pm the occupants begin playing corn-hole and drinking. Then the F bombs start and as the drinking continues, things get louder. By 10:00 pm people have migrated to the hot tub where the drinking, yelling and swearing continue. I've called the police three times over the course of the summer. The best response got them to go inside an hour after I called dispatch (midnight). On one occasion I told the dispatcher I wanted to sign a complaint, and wanted the noise makers cited. I was never contacted by the</p>
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police, and to my knowledge no officer ever responded. My neighbor Chloe Lawrence, lives adjacent to the short term rental. She too has called the police numerous times regarding noise and parking issues, but the problem persists. My wife and I have walked over to the residence, usually around midnight, on a number of occasions to confront the noise makers and demand that they quiet down. As Council continues to struggle with a solution to short term rentals, they must consider the negative impact that these "hotels" have on the people who live in vicinity around them. There must be a system put in place, similar to the City's liquor licenses, where if there are substantiated complaints of noise, parking, litter, etc. that fines are imposed and permits are revoked.

Please add
attachments here.

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From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Friday, November 19, 2021 11:26:27 AM

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Contact Information

First Name	Richard & Sara (Sally)
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Last Name	Pezzoli
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Email Address	spezzoli@msn.com
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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.	<p>City Council</p> <p>We have lived in Steamboat full time since 2002 and in our home at 3117 Apres Ski Way since 2005.</p> <p>The purpose of this email is to clarify the nature of our neighborhood and express my concerns regarding adding short term rentals in our neighborhood.</p> <p>Our duplex neighbors to the north (3115) are a full time working family of four with two school aged children. Continuing north (3087) the next duplex is locally owned and rented full time to working adults.</p> <p>To the south (3165) the single family home is occupied by the owner in the winter as he has a summer business in the Midwest. It is also occupied by two full time by working adults.</p> <p>Across the street on the south side of Alpenglow (2980) is a recently remodeled single family that is remotely owned but used only by the owner and family.</p>
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Our immediate neighborhood is in my opinion a residential neighborhood. Some of the parameters used to determine neighborhood characteristics may overlook the subtleties I have pointed out.

On the south side of Alpenglow (2967) is a newly built large house with a deck immediately fronting Apres Ski Way that has an application in for short term rental. There are parking issues and no on street parking available that make this application unsuitable for short term rental.

The fact that there are existing short term rentals on Apres Ski and further up on Alpenglow are arguments against approving any more permits not arguments for more permits as we struggle to maintain our residential character. We, like many other voters, "Made our voices heard" in voting in the new city council members.

Thank you for listening

Sara (Sally) and Richard (Rick) Pezzoli.

Please add
attachments here.

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From: [Rebecca Bessey](#)
To: [Anjelica Nordloh](#)
Subject: FW: Short term rental in Steamboat Springs
Date: Monday, November 22, 2021 8:01:03 AM

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

From: Sunny Brstina <sunny.steamboat@gmail.com>
Sent: Thursday, November 18, 2021 3:50 PM
To: Michael Buccino <MBuccino@steamboatsprings.net>; Eddie Briones <ebriones@steamboatsprings.net>; Robin Crossan <rcrossan@steamboatsprings.net>; Heather Sloop <hsloop@steamboatsprings.net>; Gail Garey <ggarey@steamboatsprings.net>; Joella West <jwest@steamboatsprings.net>; Dakotah McGinlay <dmcginlay@steamboatsprings.net>
Cc: Rebecca Bessey <rbessey@steamboatsprings.net>
Subject: Short term rental in Steamboat Springs

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11/18/2021

Dear City Council members and Rebecca,

I hope to provide some insight on the facts and, what I believe, possible bad consequences if the problems we have are not approached in a more constructive way, with proper data and without any personal interests involved. I hope you will listen and represent the interests of the entire community, as well as protect the future of this community. I hope we won't ruin what we have, as once we realize we have made a mistake, it would be too late to go back.

While my goal is not to waste your time and talk about who I am, I do believe providing some of my backgrounds will help you understand where I am coming from, and how I ended up with all of the experience.

2001 - Came to Steamboat for first time; learned very quickly I can get 5 jobs in one day, but it was hard to find a place to live, worked here seasonally and fell in love with this place, worked 3-4 jobs like Safeway, Holiday Inn, McDonald's, Taco Bell, etc

September 2005- moved to Steamboat permanently with my husband, even we both have Master Degrees in Management Information Systems, and we knew there are no jobs in Steamboat related to what we have studied for, we have decided it was worth staying in Steamboat, **paid our first-month rent at Walton ponds**

October 2005- became a general manager for Kum and Go, and worked two more jobs at the same time, my husband also worked 3 jobs, **I worked as a general manager in Kum and Go for 14 years** . Working as a general manager in Kum and Go, provided me with lots of experience with our local workforce and seasonal workers about their goals, work ethic, perspectives, etc. My passion was to help people grow.

December 2005 - decided I don't want to keep paying rent in Steamboat, and purchased my first 2 bedroom Pines condo, also my first \$16,000 mobile home at Fish Creek. We placed Pines condo for long-term rent and lived in a mobile home for about 2 years

2005-2007 purchased several mobile homes in Fish Creek Trailer park, lived in them, remodeled, and sold them. This was on top of other jobs we had.

2007- saved the money to purchase our first single-family home in downtown Steamboat, after that recession started, we got two kids. With no family around to help us, life wasn't easy at all. We kept working hard and saving money. We quickly learned, if you work hard, promotion and raise were never the problems in this town. Jobs were everywhere.

2007-2018- my husband remodeled many homes condos for others, at the same time he worked at the coal mine, and I started Healthy Vending Business in Steamboat

2017 - started our own construction company, decided to start building homes, I got my Realtor's license to have access to data when making decisions what and where to build while still working other jobs and raising our kids

2019- left Kum and go

2021 - my husband left the coal mine

In the meantime, we purchased other properties and we have been a landlord for many years. Never opted to short-term rent any of our properties. Our tenants were always long-term renters.

As of today, we are self-employed, we build one or two spec homes per year and run a construction crew. Having a Realtor's license helped me have access to data but being a Realtor was never meant for me to make a living off. Our main source of living as of today is building homes for families, and we have built-in neighborhoods where short term rentals are not allowed (just this year we did a project on 1480 Clubhouse Drive where short term rentals are not allowed), as well as in the neighborhoods where short term rentals are allowed.

We preferred to live in a neighborhood where short-term rentals are not allowed. That was our choice.

Bottom line, yes I'm a Realtor, but that's not my source of living. I do work with clients

when people call me due to lots of knowledge in real estate, but I don't have any interest in making a career as a Realtor. Therefore, I have zero personal interest when it comes to short-term rentals.

My favorite people to work with as a Realtor are local families who are paying rent and have a hard time to afford living here. I work with many of those, and I enjoy educating them on different options. I will never say No to a local family when they need help or advice on real estate.

So, this is a view from someone who is:

-
-
- Steamboat local since 2005 (moved to Steamboat in my 20's with not many savings)
-
-
-
- Been working many jobs (retail, management, hotels, etc)
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-
-
- Been employing Steamboat local workforce since 2005 until today
-
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-
- Been Landlord since 2005
-
-
-
- Choose not to short term rent any of my properties and experienced working with many long term
- renters
-
-
-
- Homebuilder
-
-
-
- Extensive knowledge of Steamboat real estate including different neighborhoods and complexes
-
-
-

- Extensive knowledge of people buying and selling real estate in Steamboat, including lots of locals,
- and including a profile of Steamboat Buyers
-
-
-
- Personally, I won't benefit from either outcome when it comes to short term rentals (there is always
- a choice to move out of here if the town gets ruined)
-

I hope this will help you understand, my points of view are coming from lots of experience, and not from any kind of personal interest due to being a Realtor. My interest is coming from keeping Steamboat a great place for my kids, and others, and not end up with some dark place where the economy is ruined and properties sitting empty.

Council members should not be misleading the public by making statements that are not accurate. Property values

- 1.
- 2.
3. I do believe most of our Council Members, or people who work at planning DON'T HAVE enough experience
4. and data to make such important decisions about zoning changes, neighborhoods and different complexes in only a few months. Using addresses from the County Assessor website is not a valid source of data, as many people are using PO Boxes. To make valid decisions,
5. and proceed with an overlay map, either City employees or a third party they could hire, need to analyze each neighborhood and each complex before even drawing the overlay map. Meeting in September was a shame and it truly was scary how quickly some proposals
6. were made with no data. One of the council members showed multiple times that she had no knowledge of Steamboat neighborhoods, streets, and complexes. It was also scary in that meeting that council members potentially misled the public by saying property values
7. are determined by the county assessor.
- 8.

Please do research and come with data in front of the public, and explain to them how their property values will truly be affected. Nobody is selling properties at the assessor's value, and I truly believe it's wrong making a comment like that in front of the public. If you have no knowledge, please hire an expert to do research on how prohibiting short-term rentals or vacation rentals will affect the property values in

certain neighborhoods and complexes. People need to understand this, so they can make educated decisions. For example, property, where short-term rentals are allowed, will most of the time sell at a higher price compared to the property where short-term rentals are not allowed?

The question is:

Is the majority of Steamboat Springs owners OK with prohibiting short-term rentals in their neighborhoods, and having their properties lose the value, or would they rather keep short-term rentals option, and deal with noise every once in a while. We are putting a new company in place to solve this problem. Let the overlay map go for at least one year, revisit this again based on data.

Statement “I want to know who my neighbors are” is wrong on so many levels. I hope most of you do understand this.

Please hire an expert for questions like how will prohibiting short-term rentals affect the property values and see how will the public react.

- 2.
 - 3.
 4. **Prohibiting short term rentals will not help with the affordable housing problem**
 - 5.
- -
 - Most people who own second homes, won't do long term rentals, as they want to use the property
 - whenever they want
 -
 -
 -
 - Most short-term rental properties are above \$1M, people can not afford to rent a \$2M, \$3M, or similar
 - property on a long-term rental basis.
 -
 -
 -
 - Not all places in the US have many short term rentals, some don't have any but labor shortage and
 - affordable housing is still the problem even in places like this
 -

Something to consider: there are quite a few owners who do short term rentals, and they use the property usually 2 weeks in the winter, 2 weeks in the summer. Let's offer these owners some stimulus where they will be motivated to opt for a few months rental vs short term rental. Maybe the tenant can stay in the hotel for the two weeks while owners are here or similar.

Instead of taking property rights from the people who worked hard for their money to be able to afford a second home, and creating a path for a huge lawsuit, why don't you work with these owners, and ask for their help. I do believe the results will be much better. I talk to them often, and I have a few who are already doing long term rentals instead of vacation rentals.

This particular owner is renting the property for a few months, and when nobody is there he either uses it, or offers a management company to fill in the gaps. This is EagleRidge townhome where short term rentals are common.

When you talk to people and try to work together, miracles happen. Realtors can offer information as part of the Buyer's packet regarding stimulus to opt for long term rentals.

- 3.
- 4.
5. **For some reason, lots of our workforce/locals don't want to purchase the property for many reasons.**
6. **And this is a truth proven many times. Please consider this before you devalue south of Walton creek and end up with lots of dark and empty properties.**
- 7.

Deed-restricted properties are sitting on the market for a while, and locals are not buying them. When I talk to locals and try to explain to them how buying the property would be a better option than renting, this is the feedback I'm getting:

-
-
- I'm here seasonally, just for the winter or summer, and I don't want to purchase
-
-
-
- I don't know how long will I stay in Steamboat, so I don't want to get stuck with the property
-
-
-

- I have bad credit and can not get the loan (I would connect them with the lender willing to help
- people repair the credit or guide them)
-
-
-
- I don't have money for a downpayment (I refer to lenders who only require 3% and programs available
- to help people with downpayment)
-
-
-
- I'm here to ski and work a little bit, but I'm not interested in staying here, etc
-

Examples:

1275 Hilltop Parkway Unit 5.2B5 has been listed since August. It's now listed at \$400K, it's deed-restricted, priced below any condo south of Walton Creek and nobody is buying it. Why would you open hundreds of other units available for people to purchase when our local workforce doesn't want to purchase? The ones who do want to purchase, do find the way.

1295 Hilltop Parkway listed at \$424,000, deed-restricted, still not sold

There have been several deed restricted units at One Steamboat Place between \$400K and \$500K or so. It took a long time for some to sell and some are still available (2250 Apres Ski Way).

Please do not prohibit short term rentals at multifamily as what you will end up with are wealthy Buyers who don't want to rent but will have the property sit empty while they are using it a few weeks per year.

4.

5.

6. **Noise issues**

7.

As a long-time Landlord in this town, and also as someone who lived in downtown, mountain area, condo, the truth is not only short term renters make noise and litter.

While living downtown, I learned quite a few properties were not very appealing (bad landscaping, trash, lots of things around the house, etc). I would definitely say, Porches neighborhood, Greystone on the Green, Sunlight and similar where most people are short term renters, look much more appealing than quite a few properties

in downtown or Steamboat II. While living in a condo (Pines condo, Whistler townhome) complex, where most people are either primary owners or long term renters, we definitely experienced noise issues.

My husband is a contractor and neighbors reported us for noise issues. In every neighborhood where we lived, we have experienced littering and noise issues and we never lived in a neighborhood where the majority were short term renters.

Even when I had a hard time with long term tenants, I never opted to do short term rentals on my properties. Yet, my neighbors called me to report the noise issues at my property.

Primary homeowners, long term renters and short term renters are making noise and littering.

Is your third-party company going to handle the complaints on primary residence owners and long term renters as well? If not, I do believe it should. Because **we should treat all the people equally, we should treat tourists and second home owners the way we want to be treated when we travel or use Airbnb. We shouldn't be sending the message that Steamboat treats people differently based on if they are locals or visitors or second home owners.**

3. Wealthy Buyers who don't care about short term rentals will be buying the properties, and in a few years when we decide it's better to have short term rental than empty property from our economic standpoint, it will be too late

Example: Deed restricted property listed at \$400K is not selling or it takes a while until it gets sold (Fox Springs is one example currently)

Shadow Run is now going closer to \$500,000. If Shadow Run gets listed, and short term rentals are prohibited, most likely someone local, or someone who came to work here is not going to purchase it. The chances are, someone from the Front Range or similar will find this cheap enough as a mountain gateway and will be happy to purchase it and have it sit empty while they are not using it. This is a type of Buyer we don't want. In a few years, if most of our properties are empty, and we decide we should now allow short term rentals in complexes like that, it might be too late as these owners don't care about short term rentals.

I talk to the Buyers often, and when they say, they won't be renting the property at all but only using it 3-4 weeks per year, I do try to encourage them to do long term rental while they are gone, or if they say no, I try to encourage them to do a short term rental. I do believe this helps our economy and keeps jobs for many locals. Sometimes I succeed, sometimes I don't. We are seeing more and more Buyers like that. If we prohibit short term rentals in many complexes, we will be seeing more and more Buyers like this.

4. Who is mostly complaining?

From what I have seen on public comments, most people who are saying prohibit the short term rentals, including the council member who expressed several times her personal interest, are either retired or their job doesn't depend on tourism, or they work from home.

Retired people or people who have been here for a while are mostly the only ones against growth, short term rentals, or any change. They are so confined in their views, and they don't see the need for the economy or tax money that actually supports our community.

What about restaurant owners and their employees, small retail business owners and their employees, housekeepers, shuttle drivers, property management companies and their employees, maintenance employees and people whose jobs depend on tourism in general? What will happen with their jobs when short term rental properties are sitting empty (locals can not afford it or don't want to purchase, most wealthy Buyers who don't care about rentals and who come here a few weeks per year won't be helping our economy and bring business to locals). Yet, you still won't know your neighbor.

This is a huge price to pay just so some of our locals don't deal with any noise issues. Noise issues can be solved.

Me and many others in this town are great examples, if you want to stay in Steamboat, it's doable. Yes, you do need to work to be in a town like this. In Kum and Go, I learned that people who worked for me for a long time, (a few years), and had a strong work ethic, owned the home and almost never complained about housing affordability. You could never hear them saying they can not afford Steamboat. I'm happy to ask a few of them to talk about this. On the other side, people who didn't want to work, who would show up to work whenever they felt like, mostly had issues to afford Steamboat and complained most of the time.

I talk to friends and locals often. It's unbelievable how much they don't know anything about deed restricted properties, help options for down payment, where to start when it comes to buying the property, etc. Educating people about all of this would help many. I personally helped many locals to buy a home who thought they couldn't afford it.

Everyone keeps saying Steamboat is not affordable. But nobody is doing the math, and trying to figure out where the problem is. I also learned many people will spend money on cars, toys and travel rather than buying a house. That's their choice, but they shouldn't be complaining Steamboat is not affordable.

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smaller areas in Fish Creek, Downtown and West Steamboat where there is no HOA. We already have single family / duplex neighborhoods where HOA prohibits short term rentals. Fairview Meadows is one example.

HOA is what the majority of owners want. Please respect that.

HOA reflects what most owners want in the neighborhood. If owners opt to prohibit short term rentals, they need to get together and make these decisions. It is not City's place to make this decision for them,

Educating people on options to purchase might be beneficial.

I have always been working on explaining to locals why it is better to own than rent, but most just don't want to purchase. I'm talking about our workforce. It would be good to educate people of the benefits to purchase vs rent, and explain all the options.

Encourage people to move further away from the slopes.

People who are retired, wealthy and no longer care about tourism shouldn't be selfish as there are lots of people who do depend on tourism as well as the economy and future of this town depends on tourism. People have the choice, they should move to the neighborhoods where short term rentals are not allowed and not be close to the slopes and complain about tourism.short term rentals/vacation rentals.

Who came up with the term community vs commodity? This just makes no sense at all. It just points to the further division among people and we already have plenty of that. Our community consists of primary home owners and second home owners. It should stay that way and we ALL need to come up together as a community and work on this. Second home owners should be approached as someone we ask for help and not people we need to ask to stay away from Steamboat.

Losing the hotels, prohibiting short term rentals, very expensive lift tickets, etc, will just ruin our tourism and our economy. Who is going to finance everything our community needs?

Many people are complaining and I strongly believe that decisions are made by the people who don't have enough experience and without enough data. Decisions like this will impact our community on many levels and this can not be rushed.

Please, collect the data for at least a year after you implement the first two steps (hire a company to handle complaints and license all the short term rentals). For the next year let's see how many complaints we get, and go based on that. As of right now you don't have a true picture of who is complaining. Right now mostly retired people and people whose jobs don't depend on tourism are complaining. Are we going to base all the decisions just based on the complaints from these people. Are these complaints valid?

If you have many complaints in a certain neighborhood, let's discuss in the future if

short term rentals should be prohibited in that neighborhood, etc.

Please do not ruin the entire Steamboat just because you don't want to take time to learn more about the consequences this will have on Steamboat, and you don't want to take time to collect more data. We need Steamboat to stay a nice place for the generations to come as well.

Sincerely, Sunny Brstina



2020 Global Summit Award | 2020 Largest Production Increase Award | 2018 Pinnacle Award | 2018 Largest production increase award

2018 National Association of Realtors Commitment of Excellence Endorsement

Sunny Brstina | Steamboat Sotheby's International Realty

Real Estate Broker | 970-846-1574 | sunny@SteamboatSpringsRealtors.com

Website: www.SteamboatHousesForSale.com

From: [Rebecca Bessey](#)
To: [Anjelica Nordloh](#)
Subject: FW: Short term rental in Steamboat Springs
Date: Tuesday, November 23, 2021 5:07:54 PM

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

From: Sunny Brstina <sunny.steamboat@gmail.com>
Sent: Tuesday, November 23, 2021 5:06 PM
To: Michael Buccino <MBuccino@steamboatsprings.net>; Eddie Briones <ebriones@steamboatsprings.net>; Robin Crossan <rcrossan@steamboatsprings.net>; Heather Sloop <hsloop@steamboatsprings.net>; Gail Garey <ggarey@steamboatsprings.net>; Joella West <jwest@steamboatsprings.net>; Dakotah McGinlay <dmcginlay@steamboatsprings.net>
Cc: Rebecca Bessey <rbessey@steamboatsprings.net>
Subject: Re: Short term rental in Steamboat Springs

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

With the ski season coming up, losing the 3 hotels due to affordable housing, can you please consider at least removing all of the properties in the green areas on the proposed map from this moratorium? These are areas close to the slopes, and the chances are vacation/short-term rentals will be allowed. I can understand keeping a moratorium on some areas that are still open for discussion if this is absolutely necessary, but it's just wrong to keep properties so close to the ski area under this moratorium.

People are frustrated, and some of them who did a great job on managing their rentals in the past are being punished for no reason.

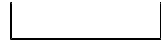
There are not many of those but please consider extending the area where the moratorium is removed at least to the green areas. People are frustrated of not knowing what will happen, and how much longer will they have to wait, where will their property end up. It is wrong to listen to only one side, and not look at the frustration of all the people in general. Please put yourself in their position and think about EVERYONE and not just a few people complaining, who live in a resort town, and don't want to see the growth or tourism.

We need a strong economy so we can keep this town great, and afford all the services Steamboat people have been enjoying for a while. It's not all about the people and businesses who don't depend on tourism.

I hope this moratorium is not going to be extended again, but if it does, I hope you can expand the

areas where the moratorium no longer applies.

Thank you, Sunny Brstina



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Website: www.SteamboatHousesForSale.com

On Thu, Nov 18, 2021 at 3:50 PM Sunny Brstina <sunny.steamboat@gmail.com> wrote:

11/18/2021

Dear City Council members and Rebecca,

I hope to provide some insight on the facts and, what I believe, possible bad consequences if the problems we have are not approached in a more constructive way, with proper data and without any personal interests involved. I hope you will listen and represent the interests of the entire community, as well as protect the future of this community. I hope we won't ruin what we have, as once we realize we have made a mistake, it would be too late to go back.

While my goal is not to waste your time and talk about who I am, I do believe providing some of my backgrounds will help you understand where I am coming from, and how I ended up with all of the experience.

2001 - Came to Steamboat for first time; learned very quickly I can get 5 jobs in one day, but it was hard to find a place to live, worked here seasonally and fell in love with this place, worked 3-4 jobs like Safeway, Holiday Inn, McDonald's, Taco Bell, etc

September 2005- moved to Steamboat permanently with my husband, even we both have Master Degrees in Management Information Systems, and we knew there are no jobs in Steamboat related to what we have studied for, we have decided it was worth staying in Steamboat, **paid our first-month rent at Walton ponds**

October 2005- became a general manager for Kum and Go, and worked two more jobs at the same time, my husband also worked 3 jobs, **I worked as a general**

manager in Kum and Go for 14 years . Working as a general manager in Kum and Go, provided me with lots of experience with our local workforce and seasonal workers about their goals, work ethic, perspectives, etc. My passion was to help people grow.

December 2005 - decided I don't want to keep paying rent in Steamboat, and purchased my first 2 bedroom Pines condo, also my first \$16,000 mobile home at Fish Creek. We placed Pines condo for long-term rent and lived in a mobile home for about 2 years

2005-2007 purchased several mobile homes in Fish Creek Trailer park, lived in them, remodeled, and sold them. This was on top of other jobs we had.

2007- saved the money to purchase our first single-family home in downtown Steamboat, after that recession started, we got two kids. With no family around to help us, life wasn't easy at all. We kept working hard and saving money. We quickly learned, if you work hard, promotion and raise were never the problems in this town. Jobs were everywhere.

2007-2018- my husband remodeled many homes condos for others, at the same time he worked at the coal mine, and I started Healthy Vending Business in Steamboat

2017 - started our own construction company, decided to start building homes, I got my Realtor's license to have access to data when making decisions what and where to build while still working other jobs and raising our kids

2019- left Kum and go

2021 - my husband left the coal mine

In the meantime, we purchased other properties and we have been a landlord for many years. Never opted to short-term rent any of our properties. Our tenants were always long-term renters.

As of today, we are self-employed, we build one or two spec homes per year and run a construction crew. Having a Realtor's license helped me have access to data but being a Realtor was never meant for me to make a living off. Our main source of living as of today is building homes for families, and we have built-in neighborhoods where short term rentals are not allowed (just this year we did a project on 1480 Clubhouse Drive where short term rentals are not allowed), as well as in the neighborhoods where short term rentals are allowed. We preferred to live in a neighborhood where short-term rentals are not allowed. That was our choice.

Bottom line, yes I'm a Realtor, but that's not my source of living. I do work with clients when people call me due to lots of knowledge in real estate, but I don't have any interest in making a career as a Realtor. Therefore, I have zero personal

interest when it comes to short-term rentals.

My favorite people to work with as a Realtor are local families who are paying rent and have a hard time to afford living here. I work with many of those, and I enjoy educating them on different options. I will never say No to a local family when they need help or advice on real estate.

So, this is a view from someone who is:

- Steamboat local since 2005 (moved to Steamboat in my 20's with not many savings)
- Been working many jobs (retail, management, hotels, etc)
- Been employing Steamboat local workforce since 2005 until today
- Been Landlord since 2005
- Choose not to short term rent any of my properties and experienced working with many long term renters
- Homebuilder
- Extensive knowledge of Steamboat real estate including different neighborhoods and complexes
- Extensive knowledge of people buying and selling real estate in Steamboat, including lots of locals, and including a profile of Steamboat Buyers
- Personally, I won't benefit from either outcome when it comes to short term rentals (there is always a choice to move out of here if the town gets ruined)

I hope this will help you understand, my points of view are coming from lots of experience, and not from any kind of personal interest due to being a Realtor. My interest is coming from keeping Steamboat a great place for my kids, and others, and not end up with some dark place where the economy is ruined and properties sitting empty.

Council members should not be misleading the public by making statements that are not accurate. Property values

1. I do believe most of our Council Members, or people who work at planning DON'T HAVE enough experience and data to make such important decisions about zoning changes, neighborhoods and different complexes in only a few months. Using addresses from the County Assessor website is not a valid source of data, as many people are using PO Boxes. To make valid decisions, and proceed with an overlay map, either City employees or a third party they could hire, need to analyze each neighborhood and each complex before even drawing the overlay map. Meeting in September was a shame and it truly was scary how quickly some proposals were made with no data. One of the council members showed multiple times that she had no knowledge of Steamboat neighborhoods, streets, and complexes. It was also scary in that meeting that council members potentially misled the public by saying property values are determined by the county assessor.

Please do research and come with data in front of the public, and explain to them how their property values will truly be affected. Nobody is selling properties at the assessor's value, and I truly believe it's wrong making a comment like that in front of the public. If you have no knowledge, please hire an expert to do research on how prohibiting short-term rentals or vacation rentals will affect the property values in certain neighborhoods and complexes. People need to understand this, so they can make educated decisions. For example, property, where short-term rentals are allowed, will most of the time sell at a higher price compared to the property where short-term rentals are not allowed?

The question is:

Is the majority of Steamboat Springs owners OK with prohibiting short-term rentals in their neighborhoods, and having their properties lose the value, or would they rather keep short-term rentals option, and deal with noise every once in a while. We are putting a new company in place to solve this problem. Let the overlay map go for at least one year, revisit this again based on data.

Statement "I want to know who my neighbors are" is wrong on so many levels. I hope most of you do understand this.

Please hire an expert for questions like how will prohibiting short-term rentals affect the property values and see how will the public react.

2. Prohibiting short term rentals will not help with the affordable housing problem

- Most people who own second homes, won't do long term rentals, as they want to use the property whenever they want
- Most short-term rental properties are above \$1M, people can not afford to rent a \$2M, \$3M, or similar property on a long-term rental basis.
- Not all places in the US have many short term rentals, some don't have any but labor shortage and affordable housing is still the problem even in places like this

Something to consider: there are quite a few owners who do short term rentals, and they use the property usually 2 weeks in the winter, 2 weeks in the summer. Let's offer these owners some stimulus where they will be motivated to opt for a few months rental vs short term rental. Maybe the tenant can stay in the hotel for the two weeks while owners are here or similar.

Instead of taking property rights from the people who worked hard for their money to be able to afford a second home, and creating a path for a huge lawsuit, why don't you work with these owners, and ask for their help. I do believe the results will be much better. I talk to them often,

and I have a few who are already doing long term rentals instead of vacation rentals.

This particular owner is renting the property for a few months, and when nobody is there he either uses it, or offers a management company to fill in the gaps. This is EagleRidge townhome where short term rentals are common.

When you talk to people and try to work together, miracles happen. Realtors can offer information as part of the Buyer's packet regarding stimulus to opt for long term rentals.

- 3. For some reason, lots of our workforce/locals don't want to purchase the property for many reasons. And this is a truth proven many times. Please consider this before you devalue south of Walton creek and end up with lots of dark and empty properties.**

Deed-restricted properties are sitting on the market for a while, and locals are not buying them. When I talk to locals and try to explain to them how buying the property would be a better option than renting, this is the feedback I'm getting:

- I'm here seasonally, just for the winter or summer, and I don't want to purchase
- I don't know how long will I stay in Steamboat, so I don't want to get stuck with the property
- I have bad credit and can not get the loan (I would connect them with the lender willing to help people repair the credit or guide them)
- I don't have money for a downpayment (I refer to lenders who only require 3% and programs available to help people with downpayment)
- I'm here to ski and work a little bit, but I'm not interested in staying here, etc

Examples:

1275 Hilltop Parkway Unit 5.2B5 has been listed since August. It's now listed at \$400K, it's deed-restricted, priced below any condo south of Walton Creek and nobody is buying it. Why would you open hundreds of other units available for people to purchase when our local workforce doesn't want to purchase? The ones who do want to purchase, do find the way.

1295 Hilltop Parkway listed at \$424,000, deed-restricted, still not sold

There have been several deed restricted units at One Steamboat Place between \$400K and \$500K or so. It took a long time for some to sell and some are still available (2250 Apres Ski Way).

Please do not prohibit short term rentals at multifamily as what you will end up with are wealthy Buyers who don't want to rent but will have the property sit empty while they are using it a few weeks per year.

4. Noise issues

As a long-time Landlord in this town, and also as someone who lived in downtown, mountain area, condo, the truth is not only short term renters make noise and litter.

While living downtown, I learned quite a few properties were not very appealing (bad landscaping, trash, lots of things around the house, etc). I would definitely say, Porches neighborhood, Greystone on the Green, Sunlight and similar where most people are short term renters, look much more appealing than quite a few properties in downtown or Steamboat II. While living in a condo (Pines condo, Whistler townhome) complex, where most people are either primary owners or long term renters, we definitely experienced noise issues.

My husband is a contractor and neighbors reported us for noise issues. In every neighborhood where we lived, we have experienced littering and noise issues and we never lived in a neighborhood where the majority were short term renters.

Even when I had a hard time with long term tenants, I never opted to do short term rentals on my properties. Yet, my neighbors called me to report the noise issues at my property.

Primary homeowners, long term renters and short term renters are making noise and littering.

Is your third-party company going to handle the complaints on primary residence owners and long term renters as well? If not, I do believe it should. Because **we should treat all the people equally, we should treat tourists and second home owners the way we want to be treated when we travel or use Airbnb. We shouldn't be sending the message that Steamboat treats people differently based on if they are locals or visitors or second home owners.**

3. Wealthy Buyers who don't care about short term rentals will be buying the properties, and in a few years when we decide it's better to have short term rental than empty property from our economic standpoint, it will be too late

Example: Deed restricted property listed at \$400K is not selling or it takes a while until it gets sold (Fox Springs is one example currently)

Shadow Run is now going closer to \$500,000. If Shadow Run gets listed, and short term rentals are prohibited, most likely someone local, or someone who came to work here is not going to purchase it. The chances are, someone from the Front Range or similar will find this cheap enough as a mountain gateway and will be happy to purchase it and have it sit empty while they are not using it. This is a type of Buyer we don't want. In a few years, if most of our properties are empty, and we decide we should now allow short term rentals in complexes like that, it might be

too late as these owners don't care about short term rentals.

I talk to the Buyers often, and when they say, they won't be renting the property at all but only using it 3-4 weeks per year, I do try to encourage them to do long term rental while they are gone, or if they say no, I try to encourage them to do a short term rental. I do believe this helps our economy and keeps jobs for many locals. Sometimes I succeed, sometimes I don't. We are seeing more and more Buyers like that. If we prohibit short term rentals in many complexes, we will be seeing more and more Buyers like this.

4. Who is mostly complaining?

From what I have seen on public comments, most people who are saying prohibit the short term rentals, including the council member who expressed several times her personal interest, are either retired or their job doesn't depend on tourism, or they work from home.

Retired people or people who have been here for a while are mostly the only ones against growth, short term rentals, or any change. They are so confined in their views, and they don't see the need for the economy or tax money that actually supports our community.

What about restaurant owners and their employees, small retail business owners and their employees, housekeepers, shuttle drivers, property management companies and their employees, maintenance employees and people whose jobs depend on tourism in general? What will happen with their jobs when short term rental properties are sitting empty (locals can not afford it or don't want to purchase, most wealthy Buyers who don't care about rentals and who come here a few weeks per year won't be helping our economy and bring business to locals). Yet, you still won't know your neighbor.

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Sincerely, Sunny Brstina



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Real Estate Broker | 970-846-1574 | sunny@SteamboatSpringsRealtors.com

Website: www.SteamboatHousesForSale.com

From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Thursday, December 2, 2021 2:25:54 PM

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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	Cathleen
Last Name	Badalamenti
Email Address	cathiebadalamenti@gmail.com

Questions or Comments

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

Please leave your comments or questions below.

Dear Members of our City Council,

We bought a property in Steamboat in March of 2021. We were thrilled to finally realize our dream of owning a place in this wonderful community. We were renters for many, many years. James originally visited Steamboat on his high school senior trip in 1978. Our kids learned to ski in Steamboat. Over the years, we've rented with many friends here. Now we're proud owners of a home where our family and friends can gather together.

When we purchased the home, the previous owner asked us to honor several scheduled rentals. While we were nervous about doing so as we had never rented previously, we agreed.

The first rentals were smooth and successful. Our property manager, who lives nearby, kept close tabs on the home and

was available 24/7. Our guests have shown the utmost respect for our home, neighbors, and community. Due to the success of these first rentals, we've decided to continue to offer our Chalet for rent.

The experience has been fabulous in so many ways. We feel fortunate we can provide our guests a comfortable place to stay with beautiful views and a breath of fresh air. As property owners, we love to share the beauty and character of Steamboat with our guests, many of whom have never been to Steamboat before. They come for many reasons—skiing, hiking, biking, weddings, celebrations, the Run Rabbit Run 100, the Farmers Market, and so much more. We provide them with a wealth of information on all the rich experiences this city offers--activities, restaurants, shopping, museums, hot springs, events, and more. Hands down, they always comment they'll be back.

We won't always rent our property. We hope to relocate to Steamboat permanently in the next year or two. We feel fortunate to have discovered Steamboat as renters. As full-time residents, we will whole-heartedly welcome visitors (renters) to this fantastic city and hope they too will grow to love it as much as we do. Perhaps, they also might decide to make it their forever home.

Sincerely,

Cathie and James Badalamenti
3340 Apres Ski Way, Steamboat
248-227-1095

Please add
attachments here.

Field not completed.

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