



STRs have an impact on...

- Housing supply and availability
- Neighborhood character
- Overall community character



- *Planning Commission, July 12*
- *City Council, July 13*

Range of Options

- A. ~~Regulate less~~
- B. Disincentivize (Regulatory Fee or Tax)
- C. ~~Status quo~~
- D. Improve enforcement
- E. Broaden land use permit requirement
- F. Add more restrictive use standards
- G. **Restrict to certain locations (Overlay Zone)**
- H. Limit density or concentration

Less Restrictive



More Restrictive

What we've heard so far...

Policy Option	Average Rank
Add more restrictive use standards	3.45
Improve and increase enforcement	3.47
Restrict STRs to certain locations	3.54
Limit by density or concentration	4.09
Disincentivize	4.48
Broaden land use permit requirement	4.92
Status quo	5.43
Regulate less	6.62

540 responses
through August 10

Rank 1-8
1 = most preferred
8 = least preferred

Policy Options Questionnaire
EngageSteamboat.net

STR License Program

- Required for all STR types
- Annual renewal
- Fee for administration, review, monitoring, enforcement
- Self inspections (short-term)
- Occupancy limits
- Parking standards
- Complaint response
- Local contact / manager



Regulate by Overlay Zone(s)

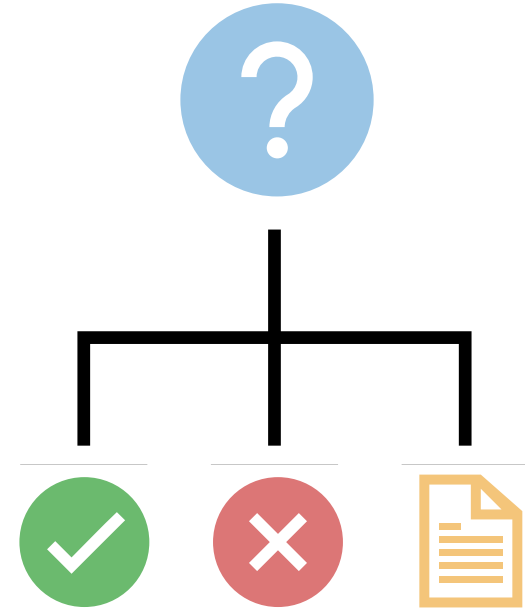
- By-Right overlay
- Limited overlay (Permit)
 - Structure type (SF / duplex v. MF)
 - Concentration limits
 - Density limits
- Prohibited overlay
 - Could include limited exceptions (primary residence, hosted STRs)

Council Direction:

- 1) **Draft Overlay Zones for Discussion**
 - Prohibited
 - By-Right
- 2) **Identify Gaps**
- 3) **Review Zones & Fill the Gaps**

Starting Point for Discussion...

- By-Right overlay
 - Resort area (RR, G)
 - Downtown (Oak to Yampa)
- Prohibited overlay
 - Traditional non-resort neighborhoods
- The “In Between”
 - Lodging v. residential character
 - Adjacent to ski area, golf course
 - Commercial



1. Feedback on By-Right and Prohibited overlay boundaries.
2. Feedback on Areas for Discussion:
 - Expand By-Right?
 - Expand Prohibited?
 - Assign as Permit zone?
3. Exceptions in Prohibited zone:
 - Limited occurrences for Primary Residences?
 - Hosted STRs (bedroom rental while resident occupied)?
4. Direction for standards within Permit zone (if applicable).
5. Direction on existing STRs and nonconforming status.