

From: [noreply@civicplus.com](mailto:noreply@civicplus.com)  
To: [City Council](#)  
Subject: Online Form Submittal: City Council Contact Form  
Date: Thursday, July 22, 2021 1:13:10 PM

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## City Council Contact Form

### Step 1

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#### Contact Information

First Name Kay  
Last Name Brumley  
Email Address Kwbrumley@aol.com

#### Questions or Comments

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

Please leave your comments or questions below.  
I am in favor of the following restrictions on short term rentals:  
Minimum of 7-10 days per rental  
Only allow as many people as their are beds  
Only 2 cars per rental  
Some sort of curfew on noise and outside partying

Thank you,  
Kay Brumley

Please add attachments here. *Field not completed.*

**From:** [Anjelica Nordloh](#)  
**To:** [City Council](#)  
**Cc:** [Rebecca Bessey](#); [Frontdesk](#)  
**Subject:** FW: short term rentals  
**Date:** Thursday, July 22, 2021 2:12:57 PM

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Please see the public comment below.

## Anjelica Nordloh

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

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**From:** Cindy Kraft <cynkraftaz@gmail.com>  
**Sent:** Thursday, July 22, 2021 2:07 PM  
**To:** Frontdesk <frontdesk@steamboatsprings.net>  
**Subject:** short term rentals

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Good afternoon, We would like to have our concerns about short term rentals added to the discussion for the town. We live in Longview Park townhomes and are original owners. This is a residential neighborhood but do understand the need for long term rentals for local employment living. We are starting to worry about the short term or air b and b and vrbo rentals. We understand there is a moratorium on this subject and hope the city can come up with some guidelines for us. As far as I know this is zoned residential not short term residential. We are hoping to limit the % of rentals for our community just for that reason. I think there are several short term properties here who have not requested a permit and that is certainly concerning. This has all been brought to the attention of our hoa and we are in the process of seeking legal advice as to what our options are. thank you for adding our community to your list of those that are worried about vacation rentals here in our community.

*Cindy and Michael Kraft*  
Realtor - HomeSmart  
Direct # [REDACTED]



**From:** [Rebecca Bessey](#)  
**To:** [Anjelica Nordloh](#)  
**Subject:** FW: VHR Weekend  
**Date:** Monday, July 26, 2021 8:34:48 AM

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CC already received this, but I didn't see your name on it.

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

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**From:** MIKE KOPONEN <mkopo@comcast.net>  
**Sent:** Sunday, July 25, 2021 4:29 PM  
**To:** Jason Lacy <jlacy@steamboatsprings.net>; Robin Crossan <rcrossan@steamboatsprings.net>; Kathi Meyer <kmeyer@steamboatsprings.net>; Sonja Macys <SMacys@steamboatsprings.net>; Lisel Petis <lpetis@steamboatsprings.net>; Rebecca Bessey <rbessey@steamboatsprings.net>; Heather Sloop <hsloop@steamboatsprings.net>; Michael Buccino <MBuccino@steamboatsprings.net>  
**Subject:** VHR Weekend

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Well, it was another peaceful weekend, NOT, here in our Bear Creek residential neighborhood of duplexes and homes (25% of my street being VHRs and more if you count the VHR behind me on Hunters Drive).

After a long work week where I had to go down to the front range for a couple days and my wife had her usual week dealing with clients and her manager, we settled down Friday for a quiet evening on our patio. All was well until the VHR renters next door showed up. We could tell right away they might be one of those loud groups, but they went off to dinner or the bars, and we enjoyed the quiet because we knew it would likely be over soon and we would have to secure ourselves in our home. Sure enough they showed back up at 9:00 or so and proceeded to be loud and obnoxious to the point we couldn't get to sleep even with the fans in our windows drawing sorta cool air in making some noise. This went on until 10:30 where we had had enough. We called the police and made a noise complaint. I wasn't about to go over and confront a group of people that I had no idea what state they were in, who they are, what kind of people they are, and how they react to being told to quiet down. While I hated to call the police for this sort of thing, they are better equipped than I to deal with this type of situation. About 11:00 the police showed up and they quieted down after that. A good nights sleep after a long week was already shot though.

Even if we have a VHR compliance company/service we can contact instead of the police, we will still have to be the ones who initiates policing them and has our time and enjoyment of our residential neighborhood impacted.

So, this is what we deal with on a regular basis here in our quiet residential neighborhood south of the mountain. We are not a neighborhood of McMansions, not a condo complex, we have some young service industry workers renting a duplex at the end of the block, we have a young couple who just bought the duplex across the street, and the neighborhood is full of mainly full time residents and part time who don't run VHR businesses out of their homes. We have a total of 7 VHRs currently out of 48 homes (all but one which are duplexes).

This neighborhood deserves to have a limit on the number of VHRs that can be in it, just as much as neighborhoods downtown. Why should more of the members of this neighborhood be subject to what I am on a regular basis with a VHR behind me and 3 more on my block.

Please don't let the realtors and the property management companies make you believe there are no neighborhoods of locals or nearly locals near the mountain/south of the mountain worth protecting from VHR expansion. There is.

Also, I wonder why we make it so easy for people who can only buy a 2nd home here in Steamboat if they turn it into a hotel business to cover some of the costs? Do we currently not have enough lodging for tourists in Steamboat and to draw more tourists we more accommodations? Is that why we encourage this with such ridiculously low permitting fees? Do we want to drive the residents out of certain neighborhoods due to the sheer frustration of dealing with impact of strangers come in-and-out of the what used to be quiet, enjoyable neighborhoods, so that we concentrate the VHRs in certain areas? Look, I'm all for 2nd, 3rd, 4th home owners - but, having them use the homes as businesses/hotels and not control and regulate them in a fashion that protects every residential neighborhood in town is just not right.

Thanks,

Mike

Mike Koponen  


**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Sunday, July 25, 2021 7:19:40 PM

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#### Contact Information

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First Name	Jennifer
Last Name	Robinson
Email Address	<a href="mailto:jlrshar@gmail.com">jlrshar@gmail.com</a>

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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.	<p>Hello-</p> <p>I have some comments regarding the current moratorium on short-term rentals.</p> <p>1)THANK YOU.</p> <p>2) Have you considered doing what the Stowe town council does and mandate higher property taxes for 2nd homeowners? Their short-term rentals have been a drag on our services, and the increase in 'non-resident' property taxes can help defray those costs (like the new fire station, increased policing, etc.</p> <p>I know that would have to go to a vote because of TABOR, but I believe year-round residents here would overwhelmingly support it. Here's Stowe's Selectboard Website (Their council) you can reach out to them to hear how they do it:</p> <p><a href="https://www.townofstowevt.org/index.asp?SEC=6930C9C6-2A65-4999-B8F8-5830D5B3BB1F&amp;Type=B_BASIC">https://www.townofstowevt.org/index.asp?SEC=6930C9C6-2A65-4999-B8F8-5830D5B3BB1F&amp;Type=B_BASIC</a></p>
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3) There are 2 issues that seem to be most bothersome where short-term rentals are concerned - partyers in residential neighborhoods, and shortage of long-term rentals. I think the Council should consider mandating that short-term rentals can only take place in buildings zoned MF vs RF (that's the residential zoning, yes? MF is multifamily, if I remember correctly) And that the only rentals allowed in RF zoning are long-term rentals.

This would keep bothersome short-term renters out of our neighborhoods as well as locate most of the short-term rentals down by the resort. This would also free up rental properties in neighborhoods that could then be utilized for long-term rentals.

Honestly- I would do both. Higher property taxes for 2nd home owners in Stowe hasn't hurt them one bit. And with property being so expensive, the people who have the means to purchase second homes can ABSOLUTELY afford to pay a higher tax rate for the sake of preserving our community.

And as they're not residents, not full time members of our community, I firmly believe that the Council should not be catering to them. We - the year-round residents are paying a very high price for the uber wealthy to push their properties into short-term rentals. Steamboat culture has changed radically in the last 18 months, and not for the better.

Wishing you all the best as you come up with a workable solution.

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Please add  
attachments here.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Monday, July 26, 2021 12:03:18 PM

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#### Contact Information

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First Name	Frances
Last Name	Jenkins
Email Address	simcis@springsips.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.	Thank you for extending the moratorium on short term rentals in Steamboat. I live in "Old Town" and have since 1975. There are currently 4 short term rentals within view of my house. While I have not experienced problems with noise or unruly occupants, I feel that these short term rentals are changing the neighborhood in subtle ways. Over the long term, I feel that a sense of a neighborhood will be disrupted. If I wanted that, I would live in condo land!
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Please add attachments here.	<i>Field not completed.</i>
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Monday, July 26, 2021 7:13:16 PM

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#### Contact Information

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First Name	Rob
Last Name	Gleffe
Email Address	Keepprogressing@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.

Dear City Council Members,

First off, thank you for you service during these strange and politically divided times. It is not an easy task to be running a small mountain community in the first place, much less during an epidemic.

I write to you in regards to the ongoing issue of housing shortages and VRBOs. I do feel that vacation rentals are a significant issue affecting our housing situation, but that is only half of the story.

Starting before the Covid situation, many people with online jobs were moving here. The epidemic only exasperated the situation. I have met many families new to Steamboat, and all of them are online workers. They are great people, and did what all of us



would've done, get our families out of the city as soon as possible in the wake of a new virus and social and political upheaval. Who can blame them, we all moved here for the same quality of life.

That being said, this is a huge problem to consider. These people are moving here, often paying hundreds of thousands more for a property than it's worth because it is still cheaper than urban areas. This has caused prices to jump dramatically in residential areas, pricing out local workers that are crucial to our community. I have asked many of our new friends if they would consider taking a local job. They replied with, " we couldn't afford to live here if we did that". What a conundrum! The people that I reference are doctors, nurses, mental Heath counselors, among other needed professions. These are all people that we need in this town. Along with firefighters, police, teachers, dental hygienists, etc. How long before we dial 911 and no one answers? Or we need to have dental services and the waiting list in six months out.

I write this because I am concerned about the possible new affordable housing development west of town. We need this, but not the product that has been being built in other parts of town. Apartments do no good in keeping working families here. There is nowhere to store your mountain equipment and no privacy or space to raise a family. Moderate houses with garages are what's needed. They also need to be offered to those who actually work here, not online workers. There has to be a distinction between the two when offering housing. Also, current costs of building are at an all time high. How do we make the new housing appealing, attainable, and sustainable for our LOCAL workforce? I wish that I knew the answer, but I'm at a loss.

Please consider these points as you hopefully move forward with the project west of town. I do love the new families that we have become very close friends with, but we need regular people here that want to serve and be a part of this community. Time is not on our side.

Respectfully,

Rob Gleffe

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Please add  
attachments here.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Tuesday, July 27, 2021 9:26:58 AM

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#### Contact Information

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First Name	William
Last Name	Taylor
Email Address	tms6x36@aol.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.

I am the owner of two rental townhomes in Longview Park in Steamboat and a member of Longview Park Owners Association. One townhome is a long term rental and the other has just started in July as a short term rental with a city license. I understand that some owners are against short term rentals and some even want an unattended children clause in our regulations for all owners and renters.

I have a professional management company, Itrips, handling the short term rental. We screen the guests as much as possible and charge up to \$ 800 per night.

Since the city has declined moving forward with the property tax, it seems like we need to continue counting on the sales tax to pay the bills. This is helped by having licensed, tax paying short term rentals with renters spending money in the city.

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Please add	<i>Field not completed.</i>
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Sunday, August 1, 2021 7:45:27 AM

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#### Contact Information

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First Name	Douglas
Last Name	Dombey
Email Address	doug@southwestfg.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.	<p>I just completed your VHR survey. The survey does not ask several questions that are critical in order to determine the value of the responses.</p> <ol style="list-style-type: none"><li>1. Is your primary residence in Steamboat?</li><li>2. Are you a second home owner?</li><li>3. Are you a realtor, developer or property manager?</li><li>4. How many months do you spend in Steamboat per year?</li><li>5. Do you own a VHR?</li><li>6. Do you work in Steamboat?</li></ol>
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Without this information the results of the survey have very little value as there is no context.

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Please add attachments here.	<i>Field not completed.</i>
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Tuesday, August 3, 2021 9:15:04 AM

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#### Contact Information

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First Name	Elaine
Last Name	Dermody
Email Address	lained100@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.

I applaud your placing a moratorium on new short term rentals and seeking community guidance in a survey. Unfortunately, I do not feel you'll get the feedback you are hoping for from the community on your survey. It is not a simple yes or no question and many people will not take the time to fill it out. Those that will take the time will be individuals and organizations that operate short term rentals.

Please see the letter to the editor that was in the paper today from me which I will paste in below. If you do what I and many of my friends think needs to be done as outlined in my letter you will obviously upset owners of short term rentals. However, residents in steamboat like myself and my husband, who owns only one home in a residential community and those looking to rent long-term will applaud your efforts.

Sincerely,  
Elaine Dermody

#### Short-Term Rentals Survey

I just filled out the survey and I don't see how this survey is going to be helpful in providing information for solving the problems in our community due to short-term rentals (STRs). I assume people that own STRs will be eager to fill out the survey and list a preference for less restrictions.

I have owned a home in Steamboat for 25 years. When I moved here short term housing was in licensed facilities like hotels and motels and bed and breakfast places. Some people with an extra bedroom in their home would rent it out to people that work here or students in our college. People that owned a home they didn't live in would rent it out to long term renters who worked here and they became part of the residential community. As the years passed people started renting extra rooms for short-term stays, but they also lived in the home.

Fast forward to today when STRs have become BIG business. People and organizations are buying residential homes, condos, duplexes and etc. that they do not live in and using them for STRs. Make no mistake about it these are businesses and they do not belong in residential communities any more than any other business.

STRs that are already in residential communities may need to be grandfathered in for X number of years for the current owner only. They also need to be licensed and pay taxes just like any other business.

STRs outside of residential communities also need to be licensed and pay taxes as well.

Once we get STRs under control it will open up housing for long-term renters who are part of our community. As an earlier letter to the editor asked, "are we a commodity or a community?". Let us hope we get back on track to being a community.

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Please add  
attachments here.

*Field not completed.*

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Tuesday, August 3, 2021 7:52:48 AM

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#### Contact Information

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First Name	Pstty
Last Name	Gold
Email Address	patricia9396@comcast.net

---

#### 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.	I just read Elaine Dermody's letter in the Steamboat Pilot regarding the short term rental survey. I also completed the survey, but I agree with all of her points. Short term rentals belong in the resort zoned area, but should be phased out everywhere else. They are ruining the character of our community, and exacerbating the housing problem. I moved here 33 years ago and worked 2 jobs to survive, but unlike today, I was able to find affordable housing.
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Wednesday, August 11, 2021 7:21:10 AM

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#### Contact Information

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First Name	Alisha
Last Name	Rieck
Email Address	alishadopkin@gmail.com

---

#### 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.	Short-term Rentals in Steamboat for Aug 17 City Council Meeting -- Hi, I've attached a letter for consideration in the next city council meeting as I will be unable to attend. Thank you! Alisha Rieck, 1245 Meadowood Ct.
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Please add attachments here.	<a href="#">Short Term Rental Letter_Rieck_1245 Meadowood Ct.pdf</a>
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Thank you for your work and due diligence in the open dialog you've created with the community to help solve the issue of short-term rentals in Steamboat. I was in attendance at the July city council meeting.

I'm writing as I feel the heart of the Steamboat community was not represented in those who spoke at the July meeting. Most of those who participated have vested interest in short-term rentals continuing with limited to no restrictions which is not representative of a big portion of the Steamboat community - those who live here year-round.

My concern with the lack of representation is that if a large portion of the community is inherently transient, the element of the community quickly becomes non-existent.

The nature of the short-term market doesn't allow people to purchase a home as their only home because they aren't able to subsidize the mortgage. If the costs of homes go up universally, the market is catered toward people who don't live here and have short-term rentals, further pushing those out who live in the community but can't afford to buy a home - fracturing the community to a transient one people or to those who have exorbitant amounts of money. And unfortunately, there isn't currently the incentive for the wealthy to buy homes and rent them out on a long-term basis.

I believe a lot of us that are full time residents live here because we want to be a part of a community-centric place. A down-to-earth place rooted in agrarian history that places strong value in the strength of our community. I didn't move to Steamboat to watch it turn into Aspen - a place, as a Native Coloradoan, that is a cautionary tale of what can happen when outside wealth and greed are allowed to run amok. A community needs all levels of contributors to make it function - not just the wealthy. We need to create places to live for families and members of our service community - in a lot of cases, people that have been here over 15 years and are integral to our town's fabric.

I do agree with the position stated in the last city council meeting that it's important to preserve residential neighborhoods. Last year, we felt extraordinarily lucky to move into the pocket neighborhood by Whistler Park - and as of this spring, our next door neighbor has decided to convert her house into a short-term rental. We have an 8-year old daughter and this wasn't what we signed up for - we assumed we were in a quiet cul de sac where kids can play in the street.

Outside of the community element, there is the issue of infrastructure drain - our quiet neighborhood now has 40% more traffic (there are 5 houses in my cul de sac) and there are new renters coming in and out every few days. We are put in a position where we have to call the non-emergency number every time the bears get into the neighbor's trash (left out the night before), people speed in and out and things get loud after 10 pm. This is not a good use of the town's resources. Further, it's unconscionable that the short-term rental next door is taxed the same way the rest of us in the cul de sac are - the rest of us are full-time residents wherein our neighbors are burdening the city's infrastructure and making over \$3K each week with renters -



this being their third house. We know long-term rental inventories are very limited and have suggested that our neighbor convert the house as a long-term rental.

I agree with several items proposed by city council - having a different tax expectation for short-term rentals, creating a hefty short-term license fee and / or having some level of neighborhood restrictions. I absolutely understand that tourism is key to our functioning town and because of out of town visitors, we have excellent restaurants, schools, a fantastic hospital, etc. It's also crucial that we provide a town where the people who work in those same restaurants, teach in those schools, respond to emergencies and take care of patients in the hospital, can afford to do so.