

Project Report

01 June 2021 - 10 August 2021

Engage Steamboat Short Term Rental (STR)



Visitors Summary

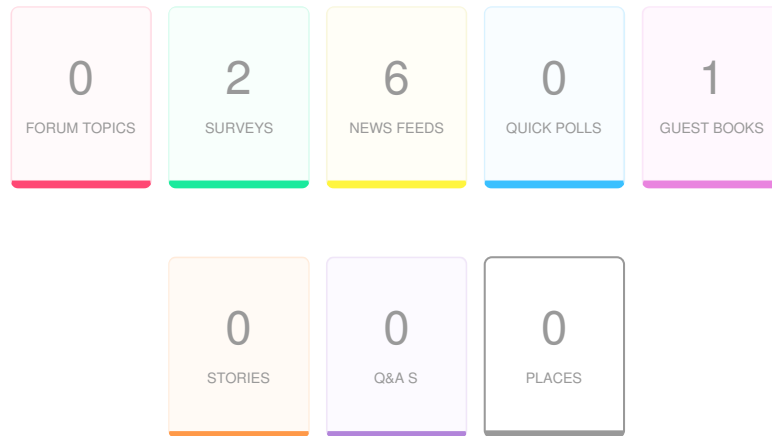


Highlights



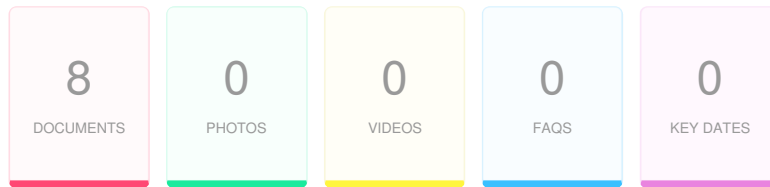
Aware Participants	2,211	Engaged Participants	556		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	2,211				
Informed Participants	1,592	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	540	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	201	Posted on Guestbooks	48	0	0
Visited the Key Dates page	57	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	1,012	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	556				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Newsfeed	90-day Moratorium on VHR permits in effect, 6 month morat...	Published	33	0	0	0
Newsfeed	Existing Conditions	Published	5	0	0	0
Newsfeed	Short Term Rental Licensing Program	Published	4	0	0	0
Newsfeed	Editorial Coverage	Published	4	0	0	0
Newsfeed	Policy Options	Published	3	0	0	0
Newsfeed	Existing Regulations	Published	3	0	0	0
Guest Book	Comments	Published	368	48	0	0
Survey Tool	Policy Options Questionnaire	Published	1328	540	0	0
Survey Tool	General STR Questionnaire	Draft	0	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Current Zoning Map	74	85
Document	Active VHR Permits Map	61	92
Document	Existing Conditions	61	73
Document	Existing Regulations	52	58
Document	90-day Moratorium	51	62
Document	What is a Short Term Rental?	49	59
Document	Policy Options	33	39
Document	Excerpts from 2020 Community Survey Report, STR/VHR	30	34
Document	deleted document from	8	9
Key Dates	Key Date	57	67

GUEST BOOK

Comments

Visitors 368	Contributors 48	CONTRIBUTIONS 60
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09 June 21			<p>Short term rentals are businesses. They should be treated as such. Current policy favors short term rentals at the expense of other businesses in this town that play by all the rules. We don't let people do whatever they want out of their homes - why do we let them turn their homes into hotels? Our lack of property tax leaves us especially vulnerable to outside businesses buying up properties for purpose of short term rentals. A couple of suggested solutions: 1) Short term rentals should be classified as commercial property. We need to work with county and state officials to do this. We need to be aggressive and lead on this. 2) Why not charge every short term rental an annual fee of 5,000-10,000 for its license depending on the number of rooms. This would raise a nywhere from 20-30 million annually. This would pass with flying colors - and we all know the property tax isn't. 3) We should tax rentals at a nightly rate of 20%. This is on or with other cities like New York City 4) We should consider also limiting the number of nights a home can be used as a hotel in a year. 30 days would be reasonable. We need to stop looking around at what other towns are doing and start coming up with our own solutions. We need you to lead on this. You are elected to serve the *residents* of this town, not outside businesses that are turning our neighborhoods into hotels Neighborhoods are for neighbors, not hotels. Thank you for taking action on this - our town has really been changed for the worse because of this and effects all areas of this town including the other businesses here.</p>
HamD			
AGREES 0	DISAGREES 0	REPLIES 0	

10 June 21			<p>The problem with workforce housing in Steamboat is not primarily related to short term rentals. It's an issue of housing supply shortages with continued population growth. Supply is constrained by restrictive zoning, building costs and a difficult approval process. If I want to rent my house for a few weeks in the winter to defray our living costs then I don't think we're eliminating housing options. If the city wants to solve the problem of competing demand for housing then do it in a positive way by supporting housing supply to accommodate the diverse people that want to share the joys of visiting our wonderful town. Lastly, survey results suggest our residents want more year round nightlife and entertainment options on the mountain. That is driven primarily by tourist spending. You can't state that you want more activity while simultaneously trying to restrict tourism.</p>
mmclarney			
AGREES 0	DISAGREES 0	REPLIES 0	

10 June 21			<p>Maybe I have missed this in my reading, but I am concerned about how this could be enforced. People already rent out their places without paying the taxes, so what would make them get a permit?</p>
Eeneranit			
AGREES 0	DISAGREES 0	REPLIES 0	

GUEST BOOK

Comments

10 June 21			<p>Maybe I have missed this in my reading, but I am concerned about how this could be enforced. People already rent out their places without paying the taxes, so what would make them get a permit?</p>
Eeneranit			
AGREES	DISAGREES	REPLIES	
0	0	0	
10 June 21			<p>City codes need to be cleaned up concerning STRs/VHRs etc. In three places STRs are classified as "commercial" - hence they cannot exist in those areas that are classified as "residential." In one instance, the code states VHRs can operate in neighborhoods that are zoned/deemed "residential." This makes it quite difficult, if not impossible, for HOAs to effectively manage in individual neighborhoods. Bear Creek HOA is one such instance. Please review and rectify ASAP.</p>
Deborah Routt			
AGREES	DISAGREES	REPLIES	
0	0	0	
10 June 21			<p>The licensing program that will be rolled out later this year that includes a compliance company with website and phone number to call to deal with issues is a step in the right direction, but it is a reactive mechanism not a proactive one that prevents the issues that arise from VHRs/STRs. We need policies such as limiting the number of VHRs on a given street in a residential neighborhood. Having too many VHRs on a given street in a residential neighborhood destroys the character, peace and quiet, and safety of a neighborhood. Given the amount of money VHR/STR business owners pull in, a \$500 permit and \$75 per year is peanuts. The city is justified increasing these fees significantly to both offset administration and compliance expenses and use them as an incremental source of revenue.</p>
mkojonen			
AGREES	DISAGREES	REPLIES	
0	0	0	
10 June 21			<p>I wholeheartedly support the pause on str/vhr licenses. I live in a neighborhood on the mountain with growing numbers of rental properties that have changed the feel of our neighborhood, created noise and garbage/bear issues, and consistently have renters speeding down our street past my children. Something needs to be done! Leave the renters to the condos next to the mountain and let us have our residential areas back!</p>
Jennahunt			
AGREES	DISAGREES	REPLIES	
0	0	0	
10 June 21			<p>Please approve the proposed moratorium on license applications for short term rentals. The council needs time to assess options, solicit public feedback, and determine the best path forward. You will be pressured to not approve the moratorium by business interests, such as realtors and VRBO, but they are viewing this as monetary situation. As a concerned citizen who wants to see a common sense approach on how to handle the STR situation and feel like my daily quality of life is impacted (as I write this there is a softball team staying in the STR next door making so much noise in the driveway I have to close my windows to work), I urge you to impose the moratorium. Thank you.</p>
Marilyn Koponen			
AGREES	DISAGREES	REPLIES	
0	0	0	
10 June 21			<p>Hello, I own a one bedroom condo at the Pines, 500 Ore House Plz, in Steamboat. I purchased the unit both for personal use and for Short-Term Rentals. I would, however, generate more revenue if I entered into longer term (e.g., 1 yr; 6 mos) leases, but I do not wish to do so. The S-T rental revenue helps to cover the substantial cost of owning such a property while allowing me to utilize it as well. I DO NOT believe that any restrictions preventing current or future rental property owners should be imposed, limiting their ability to lease THEIR properties as they see fit, and, as I indicated, believe that S-T rentals have a negligible impact on the L-T rental market. Thanks, Mark Halter</p>
mhalter001			
AGREES	DISAGREES	REPLIES	
0	0	0	

GUEST BOOK

Comments

10 June 21			<p>We currently own a duplex and rent out 1/2 of it as a vacation rental when friends and family aren't staying in it. We have a license from the city to do so, and pay city taxes on all the income we generate. Using it as a full time rental is not feasible as we have no other place for family and guests to stay. Passing a moratorium on short term rentals for Steamboat residents would put us in severe financial difficulty.</p>
therochons			
AGREES	DISAGREES	REPLIES	
0	0	0	
10 June 21			<p>I fully support restricting, regulating and taxing short term rentals. As a small business owner our biggest struggle is attracting and keeping employees due to lack of housing options. We pay our employees WAY ABOVE MARKET rate and yet they still struggle to find basic housing. It is impossible for a local to compete in the housing market when they are up against investment groups who are turning our entire town into a hotel. 1) residences should be for residing 2) commercial property should be for commerce It baffles me to no end that the city would never allow a mechanic to open a repair shop in the garage of a house in a residential neighborhood, nor would they allow a massage parlor to operate out of a residence, however we stand by and let people operate hotels out of their houses?!?! this makes no sense what so ever. 1) Any property that short term rents for more than 28 days(4 weeks) in a calendar year should be deemed a commercial property and should be taxed that the commercial property rate - including all furniture etc. just as regular businesses like mine are taxed on property. 2) The yearly registration fee should be \$5000 - \$10000 for a greater than 28 days/yr. permit and \$500 for a less than 28 days/yr. rental permit . This would allow local residents to still rent their property when they leave town on vacation, while also creating a high barrier to entry for the "neighborhood hotel" market. Taxes are both a revenue source and a tool government can use to dictate desired outcomes (ie; the "sin tax" on tobacco, alcohol and weed). 3) there should be an across the board 20% lodging tax paid by all nightly/short term rentals. 4) short term rentals should be limited to the traditional "mountain area". We cannot solve our housing crisis if we continue to let commercial hotel operators illegally operate their commercial businesses in our neighborhoods and drive out local residents.</p>
SeanH			
AGREES	DISAGREES	REPLIES	
0	0	0	
10 June 21			<p>We don't let people do "whatever they want" out of their homes: you can't run a business out of your home. So why do we let companies turn residences into what are effectively hotels? Zoning laws created in the 70s were made to separate business areas and residential areas for a reason. New tech with AirBnB allows people to circumvent the spirit of these ordinances. A compromise would be to only allow short term rentals longer than 30 days in the immediate mountain base area. A \$10-15k a year fee for rentals over 30 days is a great idea - that would pay for the entire city budget! When these places are renting out at over 1,000 a night it's perfectly reasonable.</p>
HamD			
AGREES	DISAGREES	REPLIES	
0	0	0	
10 June 21			<p>You absolutely need moratorium on new short term nightly rentals now for as long as it takes the City to clearly identify the extent of the problem and develop comprehensive regulations to correct this enormous problem that contributes significantly to over-tourism and lack of affordable housing and degrades quality of life. I suggest City stop funding the Chamber and reallocate that money for Community Service Officers, Animal Control officers and staff for Code Compliance and Noise Complaints issues (instead of Police Officers responding to noise complaints regarding nightly rentals). Please remember we are a Community, NOT a commodity. Cindy Turner</p>
Michael Turner			
AGREES	DISAGREES	REPLIES	
0	0	0	

GUEST BOOK

Comments

10 June 21			<p>I have owned a 2nd home in Steamboat Springs since 2010. A couple of years after we bought our place we decided to start renting it out short term to offset the high cost of property ownership. In those days, collecting sales taxes was on our shoulders (for both vrbo and airbnb) and while not everyone complied, I did so faithfully with the knowledge that those taxes were critical to the city to maintain and improve services for the community. We hope to relocate to Steamboat full time in the near future and we want the best for the city. Now that sales taxes are collected by both services, there should be greater compliance and overall benefit to the city of these short term rentals. I know that the huge increase in these rentals has changed the dynamic of affordability of homeownership and rentals in the last few years. Many companies are involved and they own/manage a large number of rentals (I still own and rent only our one condo). I don't know how you can fairly differentiate the individual who rents out his place that would otherwise sit empty (adding taxes to the city coffers) from the larger business interests that have truly changed the dynamic in town, but overall, I still believe that short term rentals provide a good benefit and I hope that any new regulations aren't so onerous as to eliminate or significantly reduce them. If offering a limited number of permits is necessary, I think it is only fair to offer them first to those who have been renting for longer, but I do hope it doesn't come to that.</p>
mrobertson6			
AGREES	DISAGREES	REPLIES	
0	0	0	
10 June 21			<p>Most short term rentals are booked many months in advance. If the proposed moratorium would prevent homeowners from honoring these bookings it will be a huge blow to both the owner and renter (tourist bringing in tourist dollars) and would be a black eye for the community. Also, many owners rely on rental income to pay the high mortgage required to buy a home in Steamboat. If the rules change mid-stream, there would be a huge fallout. People who bought a place with the expectation that they would have a source of supplemental income may have to sell if they can't get enough rent to pay their high mortgages and a glut of new real estate listings would not be good for property values.</p>
mrobertson6			
AGREES	DISAGREES	REPLIES	
0	0	0	
10 June 21			<p>We purchased a 2nd home in Steamboat in 2011. We purchased the home for our families enjoyment in both the summer and the winter. We are currently renting it for short term rental. I'm sure those of you who live there know it is very expensive to maintain a mountain home, with taxes, utilities, HOA dues. Renting out our home for a few weeks each year helps to offset those expenses. Currently there is 11.4% tax added on to each one of our rentals with 5.5% going to the city and 5.9% going to the state. Raising the taxes even higher might send renters elsewhere. The 6 month moratorium on short term rentals will really look bad for the city. We are competing with other ski resorts for the tourist dollar. I'm not sure what the city is trying to accomplish. Are you trying to generate more tax revenue? Are they trying to reduce the number of short term rentals in the community?</p>
mgunderson1			
AGREES	DISAGREES	REPLIES	
0	0	0	

GUEST BOOK

Comments

10 June 21		
yvespatty		
AGREES	DISAGREES	REPLIES
0	0	0

We rent our full-time home in Old Town out as a short-term rental in the summer and winter months to help supplement our income so that we can live here. We rent mostly to families and allow 0 parties. Every single renter we have had is extremely respectful of our town and the quiet hours. Without this income, I would not be able to stay and live in Steamboat full time. There is an argument saying that there is not enough housing for employees in this town. Yes, that is very true but please don't think that would change if I/we rented our homes out full time (they would not be able to afford it). If things need to change I would suggest looking at what Denver and other ski towns have done which is in town to only allow full-time residents to short-term rent their homes. Don't allow people to buy investment properties and rent them out on a short-term basis. It would require them to provide identification to show this is their primary residence. Just an idea. This could help add some long-term rentals to the mix.

10 June 21		
Carol Kline		
AGREES	DISAGREES	REPLIES
0	0	0

After skiing over 30 years in Steamboat with our family, we purchased a home on the mountain within walking distance to a lift as a second home. From our first year in Steamboat, we obtained a short term rental for our use. In time, as our family increased in size, we rented larger homes on the mountain for a week in your town. As I read the comments in this section, the suggestions of fees of over \$10,000. per year, commercial zoning, etc., is concerning. If STRs are negatively impacting established residential neighborhoods, there are several ways to correct that through restrictions of permits in areas that are primarily occupied by full time residents. New developments could have deed restrictions that prohibit such activities. In our location, there are very few primary residents as it is mostly vacation rental properties, similar to those we rented for all those years. We do have a VHR permit in good standing, so the moratorium will not affect our property. It does, however, send a disturbing message. We came to Steamboat after skiing other resorts in the west, and stayed because we felt the people were friendly and appreciated our contribution to the resort and its economy. Everyone seemed very helpful and courteous. It is a destination resort and the need for Short term rentals will not disappear unless the mountain ceases to exist. Second home owners will not be a part of the long term rental market as that would eliminate the ability for them to enjoy the properties. Exorbitant fees will be passed along to families trying to visit Steamboat, already an expensive skiing destination. It seems many feel eliminating as many tourists as possible is a good step. Discouraging tourists by pricing Steamboat out of the market, will simply add that lost revenue to the full time residents and making it even more unaffordable to live here. Affordable housing in a resort area is a problem everywhere, not just in the mountain resorts of Colorado. Most of us commute 30 minutes or more for our employment. A partial solution may be realized in developing areas outside of the city and deed restrictions prohibiting short term rentals and tax credit given to full time residents. Demonizing those who do rent their properties to visitors to your town is not going to solve the problem. The character of Steamboat that attracted us was your friendly, welcoming spirit. We hope that can be preserved as well.

11 June 21		
Tomt		
AGREES	DISAGREES	REPLIES
0	0	0

I absolutely support the restrictions on nightly rentals in Steamboat. They have and will continue to disrupt and break down local neighborhoods until there are no neighborhoods at all. When a house or houses in a neighborhood are ran as a hotel it has more negative affects on the quality of life of the neighbors than positive. Trust me, we have multiple in our once peaceful little cul-de-sac. Some suggestions for changes: 1) classify short term rentals as commercial property. They're businesses and should be treated as such 2) Tax them at a high 20%+ local nightly rate 3) We don't let people do whatever they want out of their homes - why do we let them turn them into hotels? 4) Charge an annual license of at least \$5k - that would almost pay for the entire city budget

GUEST BOOK

Comments

14 June 21			
glweinbe			
AGREES	DISAGREES	REPLIES	
0	0	0	
<p>I have lived full time in Steamboat for the last six years and in the Colorado mountains for almost twenty years. I have two kids in the Steamboat school system. I wanted to comment on the nightly rentals. There is no doubt nightly rentals impact the community from the change in character of neighborhoods to increased fire, police, rescue, etc..., to loss of affordable housing for workers. The impacts are simply caused by a substantial increase in numbers. For example, if there are an extra 2k people in town staying in nightly rentals there will be more calls for service that the entire community must pay for and more demand for workers. I wanted to address three items regarding nightly rentals in Steamboat: 1. Moratorium: The current moratorium is imperative to provide time to develop a cohesive set of rules without a huge influx of new properties. 2. Regulations of nightly rentals are critical for the character and well-being of residents: Other cities have already created the wheel on best practices. Denver is a good model: https://www.denvergov.org/Government/Departments/Business-Licensing/Business-Licenses/Short-Term-Rentals. a. Zones need to be setup where nightly rentals are allowed and just as important not allowed. For example, areas that have been traditionally intended for "locals housing" . These areas should prohibit short term rentals other than on primary residences with some limitations mirroring the laws in Denver. 3. Pay fair share: Nightly rental property owners are benefitting from operating like a hotel, but are not paying their fair share. Why should someone operating their property like a hotel not pay the same amount as someone operating a hotel? They should not. Nightly rentals should have a registration base fee of \$2000 + \$1,000 a bedroom. For example a 3 bedroom house would be an annual fee of \$5,000 to register their nightly rental. For primary residences, this fee should be substantially lower (for example \$500 registration fee). a. These funds should be split 3 ways: 1) affordable housing 2) police/fire/rescue 3) Howleson/trails/etc... b. The increased licensing fees would create a stable source of funds in to provide long term funding for major resident priorities. There are impassioned voices on both sides of the nightly rental discussion. We as a community need to take a pragmatic approach to nightly rentals to craft the best long-term solution for the well-being of residents and businesses of this community. Implementation of a moratorium, increased regulations on nightly rentals, and registration fees would help balance the impacts of nightly rentals with community needs.</p>			
21 June 21			
Wader1			
AGREES	DISAGREES	REPLIES	
0	0	0	
<p>It should be obvious that if a majority of homeowner vote against a short term rental the matter should be ended. Here are additional reasons: you have no idea who might be staying adjacent to a home in a family neighborhood even on a nightly basis, so many renting units are disrespectful to adjacent homeowners, the purchase of a home merely to use as a rental property takes a home away from someone who may need to purchase a home for a job and to raise a family. Probably the most egregious reason is the use of water changed in hot tubs as often as weekly. Realtors simply need to inform potential buyers that a potential sale of a home may not include nightly rentals.</p>			

GUEST BOOK

Comments

23 June 21		
JBauer		
AGREES	DISAGREES	REPLIES
0	0	0
<p>I am a full time resident of Steamboat Springs but for many years I came only in the winter. During those years we owned a condo and then a townhome. Both were designed for short term rental. One of the main problems with homes being used for Short Term Vacation Rentals is that there is no one around to manage problems and, believe me there are plenty of problems. With a condo, townhome or hotel designed for ST rental one can easily call the managing company to resolve issues. We moved to a single family home when we became full time residents in order to have a neighborhood. Now my neighborhood has become inundated with Short Term Rentals. It is actually much worse than when I was in the condo or townhome because then we could have any problems taken care of. The renters often party loud and late into the night. Just last week they were up partying until 4 - 5 AM. I thought of calling the police but I was not sure which home it was coming from (there are so many now and sound really carries in the mountains). We have people with dogs off leash on our property, pooping anywhere they want. We have adults allowing their children to sled on our hill which is very dangerous as there are trees everywhere. Steamboat Springs has options for people who want to rent their vacation place - numerous condos and townhomes. Leave the residential neighborhood alone please. Keep business out of the neighborhoods. We have a vacation rental to our immediate east (owners are never here, IT IS A BUSINESS) and one to our immediate south (again no owner presence, IT IS A BUSINESS). Since you announced the moratorium we have three more applicants that are going through the permit process because they applied within 24 hours of the cutoff. One of those is the developer of a new home. They are selling the ST vacation rental as a perk of buying in Steamboat Springs and we full time residents are paying the price. Realtors were advising their clients to get their applications in before the vote for the moratorium. The prices of homes are going up in some part because of allowing ST Vacation rentals and local workers are losing their rental homes. I personally know of two renters who have been long time residents that had to leave their homes. I am sure there are many more. Please save our quality of life.</p>		

GUEST BOOK

Comments

06 July 21		
spykede		
AGREES	DISAGREES	REPLIES
0	0	0

I am a homeowner who has been negatively affected by a recently granted VHR license and was cussed at this past weekend when the renters were kicked out because they were in violation of their rental agreement (12 people at the residence, not to mention a 12:45 AM call to dispatch regarding a noise complaint). I felt threatened and actually feared that these tenants would come back and deface my property. In one short month since the VHR license was granted, we have had multiple large vehicles, boats, a camper pickup truck, and a commercial truck parked in the driveway. The City does not define the types of allowable vehicles, and only defines the number of vehicles allowed to be parked in the garage and on the driveway. Furthermore, the City does not even consider whether there are existing covenants on file with Routt County that would prohibit the nightly rental activity (e.g., stipulation that a home be used solely as a single-family residence and no activity for gain). This particular homeowner bought the home 2.5 years ago, has spent very little time here, and now, as an absentee owner has converted the property to a commercial activity, but does not have to suffer the nightly disruption to a quiet residential neighborhood. We are a small 12 home Association. We are in the process of amending our covenants to enhance the "no activity for gain" clause to specifically prohibit short term rentals. This is a time-consuming process. Amending covenants and establishing rules under the HOA is an unnecessary cost that has never been required in the 22 years I have lived in this home (where the covenants specifically state that the homes may be used as single-family residences and that no activity for gain is permitted). These future additional costs to enforce covenants /HOA rules that are already on the books and/or to further clarify covenant language that "no activity for gain" means no nightly rentals is a cost that the HOA otherwise would not have to incur. This past holiday weekend resulted in someone calling dispatch due to a noise complaint at 12:45 AM on Saturday morning (7/3/21). There were at least 10 guests present although we think that there were actually 12 people present at the property this past Saturday (7/3) afternoon when the Airbnb Superhost arrived and kicked them out. Each person essentially paid \$100 for the two-night rental in order to "party". When they were kicked out they were all running around the property in bathing suits. The City would not permit a homeowner to house 12 people long term. Why is this permissible for a nightly rental? When the Airbnb Superhost came to kick them out on Saturday afternoon one of the tenants (when getting into a car) actually looked directly at my home and at my neighbor's home and raised two bags of rice over his head and yelled "FU" twice. I was actually concerned that these tenants would come back and deface my property later in the weekend. I have also experienced hostility from the absentee owner for raising issues with the subdivision covenants. It is unconscionable that we long term homeowners are subjected to this behavior because the City has been rubber stamping these VHR licenses. NONE of this chaos would be happening if the VHR license was not being automatically issued in residential neighborhoods. Some of you will be offended at the next comments, but the truth is that we all make choices in life. I'm sorry, if you bought a property that you can't afford. The purchase of real estate is a major financial investment and when making such investment you should have the financial wherewithal to maintain that property and either rely on long term rental income or carry the operating costs. My life should not be disrupted on a nightly basis so that you can generate sufficient cash flow to cover your "carrying costs" in order to hold on to your property when that property is located in a residential neighborhood. My late husband and I made many sacrifices in life and we lived within (or even below) our means and like many people, we moved to Steamboat on a "wing and a prayer". When we bought this property I actually lost sleep as to how expensive the mortgage was. However, we saved, budgeted, and yes, we did without some luxuries (including not going out to eat and attending free events around town and not taking exotic international vacations). Trust me there were many homes we liked a whole lot better back in 1999, but we were not willing to overextend ourselves. I am sorry, but I should not have to suffer noise and constant disruption because you "need" to rent out your place under the more lucrative nightly rental fees in order to hold on to the property. I would also comment that your short-term rental property is likely being degraded and defaced more rapidly because of wear and tear and the fact that many vacationers are not very careful and scratch up the flooring and woodwork and break things. (I previously owned a condo that was rented out and there were never ending maintenance charges assessed by the management company to fix things that the nightly renters broke, and I even had a renter who burned wood in a gas fireplace). I am not opposed to seasonal rentals with respectful tenants, but I am opposed to continued turnover on a nightly and weekly basis as well as allowing these homes to be rented to multi-family groups (which as noted are actually in violation of our specific covenants). I understand there are strong viewpoints on the pros and cons of allowing property owners to monetize their property. However, we need to come together as a community in order to provide very clear definitions and guidelines as to the what, when and where these VHR licenses should be granted. A well thought out ordinance will reduce the problems and resources necessary to police such VHR properties (and avoid altercations with other owners or tenants). As part of this VHR license moratorium, the City needs to consider the following: • Cost/benefit of hiring additional code enforcement and law enforcement staff to police these nightly rentals. • As note

GUEST BOOK

Comments

08 July 21			<p>As a short term rental owner in old town we made sure to make sure we followed all the rules to obtain our Permits and licenses when we started renting out our home last year. Please understand that there are many of us who are doing it the right way. We have very strict rules, regulations, etc and are very courteous to our neighbors. From what I see there are a lot of owners who do not do the same and these are the owners that need to be regulated better, etc.... Please take that into consideration when you make your decisions.</p>
Leah hoffman			
AGREES	DISAGREES	REPLIES	
0	0	0	
08 July 21			<p>Please note that a huge chunk of our community rely on the revenue generated from STR's. Many LOCALS are STR owners(not just some nefarious big corporate entities) and any steps to limit/regulate/further tax this revenue source is a direct hit to the affordability of the town in general. Let's also not discount the people that work in the STR ecosystem and the fact that these government decisions have MANY trickle down effects. One of these impacts is the increase in property values over the years in Steamboat. I wonder how many of the loudest voices would give up the gains in the properties they own over the last 5 years? STRs have had an impact on property valuations, however; let's not discount the fact that STRs are a crucial component of our economy and have provided significantly to both the prosperity and the tax base of the community. We have an undercurrent of Steamboat "natives" that continually bemoan anything related to a tourist and vigorously fight to return Steamboat to some bygone era that never actually existed. Steamboat is thriving...more taxes and misguided regulation is not the answer, especially for properties near the mountain. The only way that taxes and regulation fix the housing affordability issue is that they could substantially decrease the supply and demand for this entire ecosystem...which will shrink our economy, decrease jobs and fix the housing supply issue in the worst possible way.</p>
bever1323			
AGREES	DISAGREES	REPLIES	
0	0	0	
08 July 21			<p>Im an owner of a short term rental and believe these type of properties should be limited specific areas like the Resort designated zones to not impact locals and family's. Restricting the rentals to designated areas would also help stabilize the home and rental prices for locals that live and work in Steamboat. As a responsible owner of STR I make sure that my management enforces our occupancy rules and address any issues regarding unruly guest to make sure our neighbors are not negatively impacted. STRs are a great idea to support local tourism and generate tax revenue for the local economy but need to be regulated to insure quality of life for the locals of Steamboat</p>
sixred			
AGREES	DISAGREES	REPLIES	
0	0	0	

GUEST BOOK

Comments

08 July 21		
downhill		
AGREES	DISAGREES	REPLIES
0	0	0

Steamboat Springs is a world class ski resort and a paradise for outdoor recreation enthusiasts. The economy of this vacation destination relies on the tourism dollars it attracts. Anywhere in the world, one could find, that the most expensive homes reside in the most desirable and magnificent locations. One price for a home in the city center and another price for 20 miles outside the city center. The most expensive homes located in the city center or on the mountain are not in competition with affordable housing. Affordable housing is subsidized, and it would be cost prohibitive to be built on the most expensive and desirable and convenient pieces of land. Steamboat Springs Free public transportation supports workers ability to commute from outside the city center. Subsidized housing or affordable housing never competes with high end housing because the two operate on completely different cost structures. Does anyone really believe that affordable housing shortage will be solved by forcing Vacation Home Rental owners out of business? The thinking is if Steamboat Springs restrict short term rentals, then owners won't be able to afford to maintain their homes, thereby forcing sales at a price the local workforce can afford. Problem solved. Not. There are plenty of ski areas in Colorado that offer plenty of short term rental housing options. Limit short term rental housing availability in Steamboat Springs and drive tourists and their vacation dollars elsewhere. Steamboat is basically a service economy that relies on tourism. Kill the availability of nightly rental accommodations and kill the economy. Loss of jobs. Loss of revenue. Workers need a place to live and tourists need a place to stay. Hurting one doesn't necessarily help the other.

08 July 21		
Blatoza		
AGREES	DISAGREES	REPLIES
0	0	0

I live in the mountain area and am surrounded by short term rental properties. I know a few of the owners and personally like them, but they are clearly running a business next to me at my expense. I suffer with the short term renters dogs running thru my property, their kids using my property as a sledding hill, loud parties, music etc. Last week I contacted my neighbor who rents his property out about 90% of the year because their short term renters dog was barking all the time the guests were away. I received the following response: "Yes Bill, we will contact the guests about the dogs. I am sorry they are so annoying, hopefully they will respond." Not the most comforting response to our plight. The dogs are still barking, and it's more than a week since I got the response from the owner. Short term rentals are a business. I had no idea when I moved into my residential neighborhood that I would be surrounded by businesses. I'm all for restricting short term rentals in residential neighborhoods, and only allowing them where they were originally planned. I'm also against all short term rental permits in perpetuity. The City should require that all new owners reapply for permits. I look forward to City Council coming up with a solution to the problems caused by short term rentals in residential neighborhoods. Blatoza

GUEST BOOK

Comments

08 July 21			<p>I have lived in Routt County on-and-off for the better part of 11 years. We as a community are very lucky to live in such a beautiful resort town, and unfortunately the secret is out! More people are traveling and moving here (mostly due to Steamboat Resort's relentless marketing efforts to draw more and more people.) This town has grown exponentially in popularity over the last 10 years, and we need to understand that tourism is now our main driver of revenue for this town. Many of us are employed by the tourism industry, and more specifically the hospitality industry, including STRs/VHRS. Turning our back on tourism, and taking jobs away from people, is not the way to solve the issues our community is experiencing. It comes down to this: If one cannot afford to live in Steamboat proper, simply move to an outlying area in Routt County, and commute. This does not seem like a big deal, as most of the world operates like this. Commuting is how most bustling towns and cities function, utilizing public transit to get to and from work. Eliminating STRs and VHRs will not solve any of these natural growth issues, and will instead put people out of work, and take valuable tax money coming in from these rentals from the community. The small percentage of larger homes that are/will be affected by tightening restrictions is not going to solve anything. Perhaps we should instead focus on the solutions that would actually change things: Better road maintenance to make commuting less of an issue, widening roads, utilizing the already-in-place railroad system and putting in passenger trains to shuttle commuters back and forth, beautifying Hayden and other outlying communities to make them more desirable places to live and raise families, etc. A few facts to back up my points: - There are only 211 active VHR permits in Steamboat - Only 12 of 260 single family and townhomes sold in the last 18 months applied and were granted a VHR permit (that's less than 5%) - Non hotel tax revenue is 68% of the total revenue of all lodgings/accommodation uses in Steamboat - THAT'S A LOT OF MONEY & JOBS - Non-hotel accommodation generated \$3,156,501 in sales tax from 4/20 - 3/21 and \$789,125 in accommodations fund tax as well as \$394,562 in school tax - Of a total of 211 VHR permits, there are 33 VHR permits in Old Town, 36 in Midtown (Blue Sage/Fish Creek/Hilltop area), 4 in Fairview, 3 in Sunlight, 3 in Brooklyn, 1 in Riverside, and 1 in West End Village. The rest are at the mountain - Only 30 new VHR permits were applied for in 2020, 32 in 2019 and 22 in 2018. (these numbers do not seem like a big deal - and eliminating them would not solve any underlying housing issues.) I think restricting how people use their own properties not only will be a detriment to our town and society, but I also think it is unpatriotic and morally wrong. Life, liberty, and the pursuit of property. I ask that the moratorium on VHR Permits be lifted for the South and North Resort areas. This is the way.</p>
AGREES	DISAGREES	REPLIES	
0	0	0	
09 July 21			<p>Does Steamboat Springs or Routt county have a dedicated task force that seeks out and applies for state and federal funds in the form of low interest loans, grants and programs to build affordable/subsidized housing for rent or purchase?</p>
downhill			
AGREES	DISAGREES	REPLIES	
0	0	0	

GUEST BOOK

Comments

<p>11 July 21</p> <p>meganmoorekemp</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>We are in a well-documented housing crisis, and many of us are uncertain about how we will be able to run our town considering the issues this creates with workforce. Policy makers need to use all the tools in the toolbox to meet this challenge and modifying regulations for short term rentals is one of them. The citizens of Routt County have always been committed to community and neighbors. This is the secret to our success, and the definition of western hospitality. Historically, local policy makers have been intentional about tourism. Now it is time to be intentional about community. Please do not allow short term rentals in residential and designated multifamily neighborhoods. We currently have one short term rental next to our home and it is very challenging. Personally, if our home becomes surrounded by short term rentals, we will probably move. It will no longer be home to us because it is the people who are here full time living, working, contributing, and raising their families that make it the home it is. Megan Moore-Kemp</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>12 July 21</p> <p>HamD</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>"It's my property I should be able to do whatever I want with it" is not and never has been a valid argument. You can't put a business in a residential area, much less a strip club. You shouldn't be allowed to operate a STR-hotel in a neighborhood either. Zoning ordinances exist for a reason. New tech of AirBnB just skirts the intention of these ordinances. All STRs should be classified as Commercial property and taxed accordingly.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>12 July 21</p> <p>mogulrobber</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>Let's dispel the idea that "workforce housing" is just lifties and restaurant staff. Steamboat is full of professions that support the town. From our healthcare workers and government employees to office workers and tradespeople, many of these families make above the median income for Steamboat. Yet they too struggle to find housing.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>12 July 21</p> <p>mogulrobber</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>I'm curious, if we didn't have such a glut of STRs, would Ski Time Square have been rebuilt already? Why do we still have a 13-year-old dirt patch at the base of a very popular ski resort? There is no doubt that the developers take available lodging into account when planning a project.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>12 July 21</p> <p>Blatoza</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>I'm interested in the identified Total Tax Revenue From The Non-hotel Accommodation Uses (4/20-3/21) that are listed on this website, and thought it might be useful to break down those numbers to see approximately how much the neighborhood STR's are contributing. As stated, there are 4,296 active rentals with 211 active STR Permits. These total active rentals provide \$3,156,501 to the General Fund Sales Tax, \$789,125 to the Accommodation Fund Tax and \$394,562 to the School Tax. Doing some simple math, the 211 STR permit properties contribute approximately \$155,035 to the General Fund Tax, \$38,670 to the Accommodation Fund Tax and \$19,335 to the School Tax. Looking at the approximate contribution that each individual STR contributes is \$735 to the General Fund, \$185 to the Accommodation Fund Tax and \$95 to the School Tax for a total tax gain of \$1,015 in order to put the contributions from the 211 individual STR's in perspective. If these STR's were rented 365 days a year, they each would pay \$2.80 a day, or \$0.12/hour. I'm not suggesting that the tax dollars they contribute aren't nothing, but looking at the big picture, it's clear that the non-hotel accommodations big tax dollars are the units that were originally zoned as rentals. I would hope that the residents and City Council need to seriously ask themselves if the 211 STR's tax contributions are worth the hassle and aggravation that they are causing in our residential neighborhoods. I think not. Blatoza</p>
AGREES	DISAGREES	REPLIES					
0	0	0					

GUEST BOOK

Comments

13 July 21			<p>Fannie Mae and Freddie Mac have changed their lending guidelines this spring. These impacts are just beginning to be felt but they are significant. Basically, if you're buying a 2nd home you will no longer be able to finance your home in a traditional manner with the loan being sellable on the secondary market. This means the borrower will have to have a portfolio (local bank) loan which costs more and makes it much more difficult to qualify for. What the government did was simply classify all of the condos in the non-permit needed area as condotels. In actuality, there are only a few true condotels. A well-qualified client was turned down financing on a Yampa View condo due to its new classification even though it is clearly not a condotel. This alone will slow the pace of vacation condo sales thereby making what the city is proposing a double whammy. Not at all good for affordability for locals in my opinion since it will be only those who can pay cash or provide much more of a down payment to qualify and our experience has been that those folks rarely rent long term or short term...</p>
Randall Hannaway			
AGREES	DISAGREES	REPLIES	
0	0	0	
15 July 21			<p>Short term renters are all party animals with unsavory character right? All long term renters are upstanding community members right? WRONG. Will we fix the "neighborhood character" problem by only allowing long term renters? NO. I've lived all over Steamboat from downtown, to mountain village, and even west end. I've had more bad neighbors than good ones, drinkers, smokers, party animals etc. Guess what, they were all long term renters, not a single one was short term. Someone from the public commented during the last City Hall meeting, "the short term rental house (in her neighborhood) sleeps 6 people, so it's a party house". Well, I grew up in a family of five, and we went on vacation every year. My parents would find Airbnb style rentals for the five of us, just like the "party house" that Mrs. Anonymous spoke of. Were we party animals? Were we unsavory characters? NO. My parents are both highly respected professionals. This issue is not black and white, like all the angry neighborhood folks believe it is. If I recall correctly, Steamboat earned the title of "A drinking town with a ski problem". Sounds to me like the party animals have been here for a long time, and short term renters are just taking all the heat for it. Let's find a better way.</p>
Matthew Engle			
AGREES	DISAGREES	REPLIES	
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15 July 21			<p>While I totally agree that we have a housing crisis in Steamboat (in Colorado, in the US), I expect we are misplacing our focus on short term rentals as the key culprit, and I am watching the council on this as we move into the next election. First, I would like to see the data demonstrating how many short term rentals we have as a percentage of the houses that have sold. I came to Steamboat four years ago as my work allowed me to work remotely. And I suspect the number of residences like mine has increased substantially in the last year. I suspect remote workers, along with national housing trends, have much more to do with the housing shortage than short term rentals. And in regard to housing, it also seems the city could be doing more to encourage development of new housing that is affordable. One has to look no further than the multiple attempts to build on the west side which have been blocked to see the hypocrisy in the council's actions. So much of what the council has done in the past couple years has been strong, but the reaction to the housing crisis seems like a desire to find a quick fix to a difficult problem which has been brewing for years.</p>
rhall			
AGREES	DISAGREES	REPLIES	
0	0	0	

GUEST BOOK

Comments

18 July 21			<p>As you meet to consider extending the VHR moratorium, please consider carefully if this is the best method to control Short Term Rentals, especially in light of the fact that VHR permits apply to only 5% of the STRs in our community. I could understand continuing the moratorium over areas of our community that are predominantly occupied by residents but having this in place at the mountain is disruptive to homes that will never be workforce housing, and neighborhoods that are predominantly second-homes. It's unnecessary collateral damage that could be avoided with a more thoughtful use of your powers. You have garnered the attention of the community and you have the support of professional property managers to regulate the 95% of STRs that are most likely impacting community housing and neighborhood character. Let's get this done ASAP through licensing and overlay zones based on the data that has been provided.</p>
robinraigen			
AGREES	DISAGREES	REPLIES	
0	0	0	

GUEST BOOK

Comments

19 July 21		
yosemite		
AGREES	DISAGREES	REPLIES
0	0	0
<p>Along with my husband and two kids we're Colorado natives who have been visiting and contributing to the Steamboat community for over 40 years. In May of this year we closed on the purchase of a townhome with the plan to ultimately retire full-time in Steamboat. I'm sure it'll come as no surprise to anyone that with the skyrocketing price of real estate these days, the only way for normal Colorado families such as ours to afford a place to spend time in the Steamboat community is to offset a portion of the cost by occasionally renting out the property via Short-term Rental. The ability to do so was a fundamental reason we were able to move forward to purchase our townhome in the first place. Prior to purchasing the townhome, we confirmed with the City that Short Term Rentals were permitted on the property. In April, a month PRIOR to closing on the purchase we conducted the appropriate due diligence and communicated with the Planning & Community Development department regarding the permitting process as well as conducted the required Pre-submittal Meeting. At that time we were not given any indication that the Short Term Rental policies may be suddenly reversed. Of course had we known at the time, we would never have been able to purchase the townhome in the first place. Our family was completely devastated to learn that several weeks after we closed on the purchase, despite our communication with the City prior to closing, that we could no longer complete the process for the Short-term Rental permits we were relying on. The sudden moratorium is completely unfair to honest hard-working families such as ours trying to work within the system and will be financially devastating to us. At a minimum we believe the City needs to provide ample ADVANCE NOTICE of an upcoming change to a policy as significant as this (for example, the City stating that it will stop accepting new applications in 180 days or some other reasonable length of time), otherwise honest people who are trying to do the right thing have no ability to adjust accordingly, as happened in our situation. Had we been given a adequate time to react to the moratorium prior to closing we would not have purchased the townhome in the first place, and now our family is faced with a significant financial hardship despite our efforts to work with the City ahead of time. Furthermore, as it sits today the policy allows for a patchwork of permits and promotes further inequality in the community. For example, Short-term Rental is currently allowed in our neighbors' half of the duplex but is not allowed in our half based on an arbitrary moratorium date that we had no ability to adjust to? Lastly, as reasonable people we should all agree that the overwhelming majority of Short-term Renters are good people who don't cause problems and are contributing to the financial wellbeing of the Steamboat community. Singling out examples of bad apples that have caused occasional problems to justify elimination of new permits entirely is unfair and no more logical than saying Long-term Renters or permanent residents have never had a bad apple or have never created a problem for their neighbors (including by the way, Short-term Rental guests). We respectfully request that families such as ours that initiated the permit application process prior to the moratorium be allowed to complete the application process as contemplated when we first communicated with the City back in April prior to our closing, which we believe is fair and appropriate. As it exists today, this policy prioritizes wealthy out of state buyers over everyday folks, and will financially devastate and shut honest hard-working Colorado families such as ours out of the Steamboat community, which is of course the opposite of what the policy is intended to achieve.</p>		

19 July 21		
Bret		
AGREES	DISAGREES	REPLIES
0	0	0
<p>I think you should limit rentals in traditional neighborhoods that are being adversely affected by short term rentals. Leave the Mountain alone. There is no reason to limit that area. Thank you!</p>		

GUEST BOOK

Comments

20 July 21			<p>“If we have data, let’s look at data. If all we have are opinions, let’s go with mine.” – Jim Barksdale, former Netscape CEO We ask the Council to look at the data available, and move forward with the first step of registering all 3,788 vacation rentals/STRs vs. just the 211 VHR permits registered today. That will allow for a 24/7 complaint hotline and enforcement, requiring each property to have an on-call in-town representative to handle an issue at a property, plus enforces parking, trash, noise, pet, safety and occupancy rules. This would be a big move in the right direction just to make this a reality. Once the above is put into place, the City can then look at real data about noise/traffic/trash issues and come up with more stringent regulations in areas where needed. Please collect and use data to make big property-right decisions. Here are a few data points from 3rd party/independent sources: - Of the 260 properties sold in the City of Steamboat Springs in the last 18 months that would qualify for a VHR Permit, only 12 of them have applied for a VHR permit (6 homes and 6 town homes) since closing. Source: MLS, June 2021 - 2,796 of the 3,788 STRs in Steamboat are condos. These are currently ALL unregulated and unrestricted. Source: AirDNA, an independent data aggregator in the STR industry - The 211 VHR permits are 5% of all STRs and their average value is \$1,397,765, Source: MLS June 2021 - The number of all STRs in Steamboat is decreasing - 3,819 in 2020 to 3,788 in 2021, and private home rentals are also decreasing from 482 in 2020 to 442 in 2021. Source: AirDNA - Since at least 2015, the % of local buyers of Steamboat real estate has hovered around 50%. Of the 50% of out of town buyers, Front Range/Colorado buyers has steadily jumped from 12% to 24% while out of state buyers has significantly decreased from 38% to 30%. Source: Land Title Guarantee Company, 2021 Please look at this data and much more data before making a quick decision that has many unintended consequences for all. This is a 8-sided issue as one Council Member recently said. Complicated issues not easily solved with a quick policy decision lacking data. Thank you for listening to your constituents and gathering and studying real data to make good decisions for all in our community.</p>
smaller			
AGREES 0	DISAGREES 0	REPLIES 0	
20 July 21			<p>To suggest that there aren’t residential neighborhoods with working people by the mountain is ludicrous at best. I’m a full time resident that lives in the Ski Ranches neighborhood by the mountain. This was a fine neighborhood until the short-term rentals crept in and made our life miserable. Short-term rentals belong in areas they were originally zoned for - not residential neighborhoods! I ask our Council members to remove the 211 short-term rentals in areas that weren’t originally zoned for them. Blatoza</p>
Blatoza			
AGREES 0	DISAGREES 0	REPLIES 0	
20 July 21			<p>It makes sense to require all STR, not just VHR properties to obtain a permit. Why target this small group? I understand traditional neighborhoods that are being adversely affected by short term rentals, but if you look at the data that’s been presented, opinions can be put aside and more informed decisions on policy and how to improve this situation can be made.</p>
azlutz			
AGREES 0	DISAGREES 0	REPLIES 0	
31 July 21			<p>Residing in a residential neighborhood short term rentals present a very contentious problem between residents and vacationers. Steamboat housing typically was built without air conditioning, I am speaking of course, of summer rentals. We open our windows at night to cool off the house and close the windows during the day. In residential neighborhoods, vacationers are on decks, sometimes hot tubs, and doing what vacationers do, enjoying adult beverages. This only increases the volume of discussions and laughter till late at night until early in the morning, as we who live work here are attempting to sleep. Winter is a whole set of other issues.</p>
Fred and Candi			
AGREES 0	DISAGREES 0	REPLIES 0	

GUEST BOOK

Comments

01 August 21		
rdudark		
AGREES	DISAGREES	REPLIES
0	0	0

I am concerned about over-regulating timeshare properties used for short term rental purposes. I own a timeshare unit at Wyndham Resorts, located at 900 Pine Grove Circle. The property is zoned RR-1 Resort Residential which allows condominiums. It was designed and constructed under the building code for transient occupancy. The use of this property for short-term rental (STR) purposes (less than 30 days) should continue to be allowed by City regulations. Wyndham manages the property, not each owner. They are responsible for maintaining it properly, controlling disruptive behavior and responding to complaints. It should not be necessary to obtain an STR permit to list this condo on home sharing sites like Airbnb or Vrbo. These platforms collect and remit all state and local taxes to the appropriate governmental unit. If a dark cloud is cast over short-term condo rental, the city's tourism economy will suffer due to lack of visitors many months of the year. Leave well enough alone and focus on assisting traditional residential neighborhoods with their STR problems.

02 August 21		
PaulDavis		
AGREES	DISAGREES	REPLIES
0	0	0

Our family has owned a condo by the mountain since 1976. Throughout the years family members have owned homes and rented in Steamboat. We have also been landlords in Michigan and Florida. My comments are based on a long and deep love for Steamboat and our experience with other communities who have wrestled with rental property. 1. most of the frustration with rentals gone bad are around noise, garbage, and parking. These can also be frustrations in owner occupied homes where the owner is inconsiderate. These issues can best be solved by strict enforcement often of existing laws against the offenders. 2. Another major source of frustration is locating a responsible party and getting a timely response. In our Florida Beach condos we are required to register and provide the name and number of a manager who is on call 24-7. We must respond to issues in a few hours. No responsible landlord would have an issue with this system in Steamboat. 3. In my opinion rental issues are often linked to community issues in ways that confuse the issues and solutions. Steamboat is no exception. Short term rentals are being blamed for lack of long term rentals. We have rented our unit both short and long term. We will never go back to long term. Our unit is kept cleaner by having weekly professional cleaners and we can use the unit when it is not rented. If we aren't allowed to rent short term or if we are forced to pay exorbitant fees we will let it sit empty or sell it. Steamboat has a long term rental problem because most investors don't see a reward for providing long term accommodations. 4. The problems of rentals are often well known while the benefits are ignored. Steamboat residents enjoy many amenities that Tourists pay for. Homeowners pay no property taxes. We are one of only four Cities in Colorado who avoid property taxes. Our short term renters pay a huge bed tax, and sales tax, while they eat in our restaurants, buy lift tickets, etc. Our hotels and B&B,s could never pick up the slack if STR's are restricted. 5. Restricting property rights is a slippery slope. In one community where we owned rentals a vocal minority blamed rentals for the lack of families. They convinced the City to restrict rentals to only families in certain neighborhoods. What is a family to day? Some are nontraditional so the City defined nontraditional and then created a process for registering nontraditional families. A young homeowner registered his three male friends as a family and was registered. A neighbor complained that the homeowner's girlfriend was living in the home. A City inspector came into the home (as the registration allowed) and looked through the bedrooms searching for female underwear. The homeowner sued the City and won a huge settlement. In Florida our HOA wanted to restrict STR's but were afraid homeowners would cheat and pretend that renters were friends or family. They spent a fortune to have a lawyer draw up restrictions that prevented the exchange of anything of value for housing. When homeowners realized they could no longer provide lodging to a health care aide, or have a friend stay in their home and pick up their mail, they voted down the plan. These are two crazy examples of the problems in the details of restricting property rights. Steamboat should go slow and avoid the heavy hand of over regulation.

GUEST BOOK

Comments

09 August 21		
pgflexx		
AGREES	DISAGREES	REPLIES
0	0	0

Dear City Council members, I've been visiting Steamboat since the 90's and spent so much time here I finally invested in a property in 2019. It has come to my attention of the attempt to regulate short-term rentals within the community due to a lack of affordable housing among other reasons. The home in which I purchased and was able to afford was not because I was planning to rent it. No bank would ever qualify anyone based on rental projections and such numbers are never used to qualify such loans. I am concerned the current efforts and attempts to regulate short-term rentals could open many regulatory doors. I constantly check-in with my neighbors and everyone has my direct number should there be a reason to reach out. Being in the responsible group, I would be in favor of the formation of a compliance team that could respond to any complaints. This would help with data and distinguish the people like me who are invested in Steamboat and not just revenue. In the end not everyone will be happy with the decisions you make and you will never be able to make everyone happy. I just encourage you to not make quick decisions and base your decisions on facts and data. Steamboat will forever be a community of tourism, family, and growth. I have faith you will find a balance between it all. Feel free to reach out if you have any questions. Thank you, Philip

09 August 21		
chupiks		
AGREES	DISAGREES	REPLIES
0	0	0

Our property on Ski Trail lane has been in our family for over 40 years. We obtained a permit for short term rentals about three years ago and have renewed it yearly since. It's my understanding that only 211 properties are permitted for rental currently. Our property was used for family and friends during the first 37 years and not rented. We currently rent for five-day minimum stays through a local company, Steamboat Rental by Owner, and have followed all of the City regulations around short term rental. Since there are so few home rentals that are on the mountain (and most are vacation homes), I see no reason to restrict rentals in that area. Most vacation homes on our block are valued and taxed by the County at \$1.4 million and up. Unless heavily subsidized by the City or Ski resort, it would be challenging to turn these properties into affordable long term rentals. Additionally, it looks like there are 3,600 units that are rented daily and that only 211 have a permit like us. The way I see it, we are the minority of homeowners following the existing rules; it seems like enforcement of the current rules is really at issue here. I oppose a blanket moratorium that doesn't consider the factors stated above. I apologize if this sounds terse, but my family has also been concerned about the housing affordability issue for years, and am open to any potential solution as long as it doesn't interfere with our ability to share this beautiful place with others who wish to visit. Sincerely, Stephen Chupik (206-434-9675)

09 August 21		
chupikc		
AGREES	DISAGREES	REPLIES
0	0	0

I'd like to comment on community impact and neighborhood character. Our family has been coming to Steamboat for 4 decades and the recent proliferation of crowds has been unsettling to us, as I'm sure it has to folks who live in Steamboat full time. I wonder if the City and Ski Corp should take a closer look at how tourism is encouraged and subsidized (airline subsidies, etc) to understand impacts to the community. For example, we experienced a weekend this past July when our friends needed accommodations; the only rentals available were at the Holiday Inn for over \$450 per night. When demand and prices for STRs are that high, the notion of affordability anywhere quickly vanishes.

GUEST BOOK

Comments

09 August 21			<p>Please consider making RN-1 and RN-2 part of the zoned areas, like RR and G, that do not need a license to have a VHR. We are right across the street from the Bear Claw and they can rent with no license and we paid \$500 for the license plus \$75 every year. I see no difference between people staying at the Bear Claw/ Edgemont and our place, especially since in my opinion, the Edgemont should never have been allowed to be 7 stories on the downhill side of the building in the first place. The city should not have approved these extra type units unless they wanted the town to be crowded with tourists. It seems like there is an imbalance when it comes to the City's desire for revenue from rentals and their ability to fund affordable housing units for people that want to live and work in Steamboat. There are many cities with ski areas like Sun Valley, Bozeman, Boise, Bend, Vail, etc that have the exact same problem. I recommend studying what they are doing and recommending best practices.</p>
chupiks			
AGREES	DISAGREES	REPLIES	
0	0	0	
09 August 21			<p>Steamboat is our 2nd home — our entire family uses the place off and on for around 5 months of the year. Because we consider it our home and for our families use, we would never consider renting it for even a solid month. We rent occasionally; however, our renters are carefully screened. No one under 30 — and family members only. We have cameras at entry and in backyard so we can observe our guests outside to ensure they are obeying our strict rules. Eliminating our ability to short-term rent would not provide housing for workers as we use our place too much. However, it would deprive Steamboat of quality visitors who have money to pour into its economy.</p>
Cpleitz			
AGREES	DISAGREES	REPLIES	
0	0	0	

GUEST BOOK

Comments

09 August 21		
mrobertson6		
AGREES	DISAGREES	REPLIES
0	0	0

I understand that there is an issue with affordable housing in Steamboat and the city is trying to find workable solutions to fix that problem. It's a difficult task, but with any decision there are unintended consequences and it's important to hear from all sides. I believe adding restrictions to short-term rentals with the goal of reducing their number and hoping this results in an increased number of long-term rentals won't achieve the desired effect and will negatively affect many people like me. Here is my situation and why I believe restrictions won't help solve the problem: The condo complex where my family owns our second home is a mix of long-term and short-term rentals. There are no owners who currently live in our condo complex full time. Each property owner has decided which makes more sense for them and for most, long-term is just more profitable. For my family, we want to be a part of the Steamboat community rather than just an absentee landlord investor looking to maximize profit. We make less income than we could, but we get to spend plenty of time in Steamboat and we generate lodging and accommodation taxes for the city. Short-term rentals offer just the right solution for us and I think there are a lot of people who are in this situation. Everyone involved benefits. If we were restricted from being able to rent short term, we would not make a shift to renting our place long-term because we want to spend time in Steamboat ourselves. Our place would not be available to long-term renters, it would just sit empty for more of the year, and the city would just lose out on the tax revenue we generate every year. Additional regulations that hamper our choice as property owners won't benefit anybody. Another issue that appears to be a common complaint is the impacts of short-term rentals on the neighborhood. While I can understand that this may be a problem in some areas, in situations like mine, most of the other units are rented 'long-term' but often turnover every year. There is a mix of considerate neighbors and others who are less so with each new group so it's difficult to argue that our short-term renters somehow degrade the overall feel of the community. A broad and sweeping change to regulations designed to alleviate the complaints of some wouldn't be fair in my situation and probably that of many others as well. By addressing the concerns of some community members you would be placing restrictions on me and others regardless of the fact that our short-term renters do not cause problems for anyone else. Finally, there is some interest in adding fees to short-term rentals as a mechanism to fund some way to increase affordable housing. Why does it make sense to add extra fees to our rentals, in the form of permits and/or nightly charges and put the burden of funding affordable housing options entirely on this portion of the community? We all benefit from additional affordable housing in the community, including the business community who needs employees and everyone who eats, shops, skis, or rents a bike in town. We should all help contribute to solving this problem. Yes, it makes sense to tap into the flood of tourist dollars that keeps this community vibrant, but not just on those tourists that choose to stay in a short-term rental and on us owners that have taken an opportunity to rent our otherwise empty homes for parts of the year. I understand that there is a housing shortage and affordability issues, but restricting me and others like me isn't going to solve these housing issues. And adding fees to short-term rentals in the form of permits and nightly fees is an unfair approach to solving a problem that we should all be contributing in some way to help solve.

GUEST BOOK

Comments

09 August 21			<p>I bought a house in Steamboat last year after securing a fractional interest at One Steamboat Place when they broke ground 10 years ago. I continue to own both and it allows me to use OSP for the weeks I receive and yet have additional time to spend and enjoy Steamboat. After purchasing the house, I upgraded a number of structural areas, secured a designer and artist from Steamboat and used all of the trades to enhance my property. I began renting after purchase and it has been rewarding to know others are using the place when I cannot, and the upside is some added dollars to pay maintenance expenses. Our plan is in several years to spend a lot more time in Steamboat, and possibly reduce rental availability at that time. I cannot imagine our home would have ever entered a local renters swingzone due to the high purchase price of the house. I am all for creating affordable housing, and understand the importance of staffing a resort town, but taking a broad swipe at those that bring visitors to the area is not the methodology that would deliver long term results. Let's look at the actual data, separate condo from house, location and permit/VHR versus Airbnb type rentals and properly identify real estate that does offer rental opportunities for locals to protect with regulatory action. Vail and Aspen have struggled with this forever, so let's think through it before we cut off the revenue that supports the town.</p>
AGREES	DISAGREES	REPLIES	
0	0	0	
09 August 21			<p>Regarding Short Term rentals-We began our visits to Steamboat years ago with our young family. We still find it our favorite place even now for our adult kids. We bought a condo between Mt and town with the hope of moving there in near future. Until then, we love sharing our place with others like us who want to find a wonderful get away. We do not mind paying a small fee to register our condo as a short term rental but we are also very careful to whom we rent. We were more dismayed to see a giant residence hotel recently built & opened right by an already busy grocery store entrance and bus stop (The Residence in by Safeway) That brings more continual traffic and non interviewed guests than a small condo- yet that was approved. Please re-evaluate your position on how to regulate STR. It's not those of us who actively want to share the beauty of Routt County that are adversely affecting the town - it's those who do not actively contribute or register with the town as rentals. All the brochures we have seen over the years WANT people to become a part of the community. That's our hope - but until we get there renting to a few couples is not what may be altering the affordable housing in the area. Thanks for asking our thoughts.</p>
AGREES	DISAGREES	REPLIES	
0	0	0	
09 August 21			<p>We encourage the City Council to end the VHR moratorium on Sept 8th and move forward with requiring registration/license/permit for all Short Term Rentals in all property types and neighborhoods. We support VHR permits no longer running with the land, as all STR permits/licenses would have to be re-applied for when there is ownership change. This will allow the City to take further action in the future to possibly limit some use in traditional Steamboat neighborhoods (ie. Old Town/Brooklyn/Fairview) after they collect accurate data on usage, and/or limit use in multi-family (condo) buildings where originally-long-term-housing exists and is now being short term rented. This is also information I found while investigating Short Term Rentals in the area: When registered/permitted for an appropriate fee, STRs can then be expected to adhere to safety, noise, trash, parking and pet standards that will not negatively impact neighbors. We believe that a 24-hour STR hotline and enhanced complaint tracking and code enforcement, will also provide better data for future decision making.</p>
AGREES	DISAGREES	REPLIES	
0	0	0	

GUEST BOOK

Comments

10 August 21		
petewither		
AGREES	DISAGREES	REPLIES
0	0	0

I encourage the City Council to end the VHR moratorium on Sept 8th and move forward with requiring registration/license/permit for all Short Term Rentals in all property types and neighborhoods. I support VHR permits no longer running with the land, as all STR permits/licenses would have to be re-applied for when there is ownership change. This will allow the City to take further action in the future to possibly limit some use in traditional Steamboat neighborhoods (ie. Old Town/Brooklyn/Fairview) after they collect accurate data on usage, and/or limit use in multi-family (condo) buildings where originally-long-term-housing exists and is now being short term rented. When registered/permited for an appropriate fee, STRs can then be expected to adhere to safety, noise, trash, parking and pet standards that will not negatively impact neighbors. We believe that a 24-hour STR hotline and enhanced complaint tracking and code enforcement, will also provide better data for future decision making.

10 August 21		
echrist		
AGREES	DISAGREES	REPLIES
0	0	0

I do not believe high dollar value vacation rental homes and townhomes near the mountain would ever be converted to long-term housing. The economics of long-term rentals do not match market prices to make them affordable. Additionally, many were built for the purpose of accommodating tourists when second homeowners are not in Steamboat. Please lift the moratorium on VHR Permits for the South and North Resort areas as in neighborhoods where homes are not primarily occupied by local residents. Only 211 vacation rentals currently have to be licensed (VHR permit) while the majority (over 3,500) are currently unregulated - they don't even have to register with the City. I encourage the City Council to end the VHR moratorium on Sept 8th and move forward with requiring registration/license/permit for all Short Term Rentals in all property types and neighborhoods. We support VHR permits no longer running with the land, as all STR permits/licenses would have to be re-applied for when there is ownership change.

10 August 21		
azlutz		
AGREES	DISAGREES	REPLIES
0	0	0

Dear City Council and fellow Community members, I make a living working for a vacation rental company and I do not believe multi-million dollar vacation rental homes and townhomes near the mountain would ever be converted to long-term housing. The economics of long-term rentals do not match market prices to make them affordable. Additionally, many were built for the purpose of accommodating tourists when second homeowners are not in Steamboat. We ask that the moratorium on VHR Permits be lifted for the South and North Resort areas in neighborhoods where homes are not primarily occupied by local residents. Today, only 5% of all STRs in Steamboat are required to have VHR licenses, meaning only 211 active VHR permits out of 3650 STRs in Steamboat (source: KeyData) I strongly encourage the City Council to end the VHR moratorium on Sept 8th and move forward with requiring registration/license/permit for all Short Term Rentals in all property types and neighborhoods. I support VHR permits no longer running with the land, as all STR permits/licenses would have to be re-applied for when there is ownership change. When registered/permited for an appropriate fee, STRs can then be expected to adhere to safety, noise, trash, parking and pet standards that will not negatively impact neighbors. I believe that a 24-hour STR hotline and enhanced complaint tracking and code enforcement, will also provide better data for future decision making. Thank you-

GUEST BOOK

Comments

10 August 21		
Jbvorndran		
AGREES	DISAGREES	REPLIES
0	0	0
<p>I own a vacation condo in the Trappeur's Resort Complex near the gondola - we enjoy the condo and rent it out, so that others can enjoy it as well. I do not believe the configuration of the Trappeur's facility nor many of the condos near the gondola were designed to house LT owners, nor are there any apartment like facilities as each condo is individually owned. Seems to me like this should have been addressed years ago through the zoning process. While there are a few LT residents in the condo's, typically those owners are retired, downsized and looking for a simpler "post raising a family" existence. As is the case with Trappeurs - almost of the the developments near the gondola were not set up to house FT tenants as most units cater to tourists. Tourism without amenities would mean there is no need to have LT housing, because there would be jobs as there would be no guests to serve, feed, drive, clean for, or maintain. Tourism is one of the primary economic drivers in Steamboat, however, that must be balanced with options for LT tenants who might or might not ultimately settle in Steamboat. I also own properties in Breckenridge which are duplexes and have housed both LT and ST tenants in each of the respective units - I have found that the wear and tear, pot smoking, cram 10 people in a bedroom, and cavalier attitudes of LT tenants has soured my desire to rent to them. Furthermore, typically those tenants are not LT residences in the community - coming in for a year or two for a good time, but not really putting roots into the community or giving back to their neighborhood or the Town. Therefore, rather than limiting ST rentals with the idea that it will somehow encourage LT tenancies - instead I fear it will likely drop the value of all vacation real estate, but not enough to allow for LT tenants to either buy or rent. Therefore, the best solution is to purposely build facilities to house lower income persons, and that responsibility is a collective burden on the taxpaying community and local government. That can be facilitated by lodging, sales and property taxes that are collected on tourism dollars - and property owners, but should not be facilitated by encumbering privately held property. Taking a property interest could be considered an unconstitutional taking subjecting the City to lawsuits to compensate property owners for devaluing their properties by limiting its use.</p>		

ENGAGEMENT TOOL: SURVEY TOOL

Policy Options Questionnaire

Visitors	1328	Contributors	540	CONTRIBUTIONS	540
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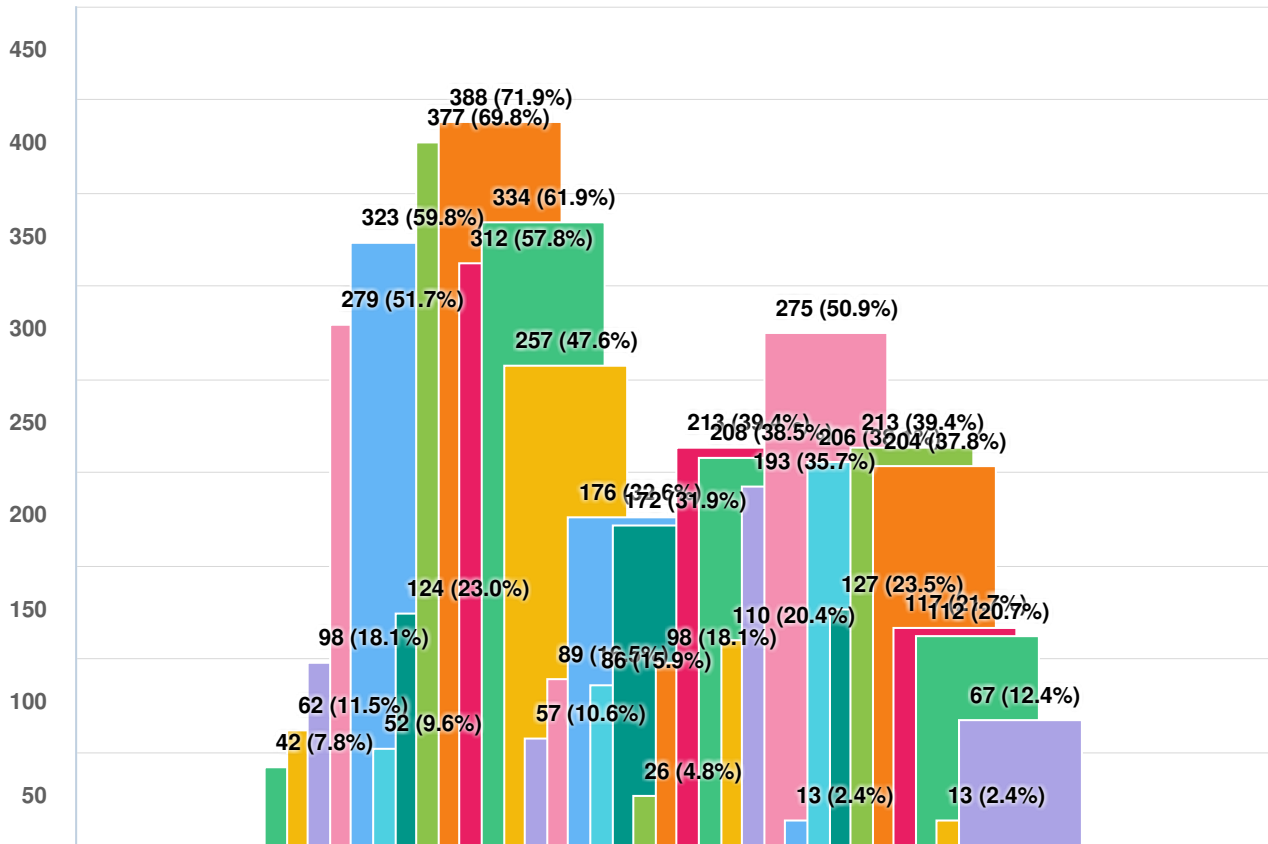
Range of Policy Options Rank the policy options with 1 as your favorite choice through 8 as your least favorite choice.

OPTIONS	AVG. 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 Requirements	4.92
Status Quo	5.43
Regulate Less	6.62

Mandatory Question (540 response(s))

Question type: Ranking Question

Which of the options would you like to see included in regulations? Select all that apply.



Question options

- Eliminate VHR Permit process
- Do not implement STR Licensing program
- Allow in Secondary Units
- Impact fee
- STR Tax
- By-Right for all Multiple-Family units
- VHR permit for Single-Family and Duplex units outside of RR and G districts
- Require an annual license for all STRs
- Improve and Increase enforcement
- 24-hour complaint hotline
- Improved complaint tracking
- Required timeframes for complaint response and resolution
- By-Right for all units in RR and G zone districts
- Require a land use permit for some or all STRs outside of RR and G districts, STRs of any type near the resort area would still be by-right with no use permit
- Require a land use permit for all STRs, no by-right STR anywhere in the city
- Allow in Primary Residences only
- Require minimum owner use
- Allow in Secondary Units only
- Allow in part of a unit only, owner occupied
- Limit to a maximum number of days per year
- Limit the number of rental occurrences per year
- Limit the length of stay per occurrence
- Limit the number of parking spaces
- Limit the number of people that can stay in an STR
- Change another use standard (please add a comment below)
- Restrict to certain zone districts
- Restrict to certain areas through an overlay zone
- Limit the total number of STRs as a percentage of total housing units
- Limit STRs to a maximum amount per neighborhood
- Limit STRs by distance with a minimum spacing requirement between STRs
- Limit STRs to a maximum amount per Multiple-Family building or development
- None of the above
- Other (please specify)

Mandatory Question (540 response(s))

Question type: Checkbox Question