

## City of Steamboat Springs Short-Term Rentals

### Introduction, Problem Identification, Data/Facts, and Solutions

**July 1, 2021**

**Introduction:** We need to act carefully to protect the character of our community while we are in the midst of a property boom and a significant investment program at the ski mountain that will continue to build tourism and lifestyle demand for Steamboat in the near and long-term future. Below is an attempt to outline the problems facing our community, facts/data to base decisions on, and potential solutions to achieve the outlined proposed objective.

If we can quantify the impact of almost 4,000 short term rentals in the City of Steamboat Springs we may be able to adopt solutions that offset the lack of affordable housing, while also keeping traditionally local neighborhoods genuine and at the same time supporting tourism and second homeowner dollars that make our community tick.

Because this is a complicated issue and will take time to analyze the data, usage and to propose and rewrite policy, we ask that the moratorium be lifted at the mountain area in the meantime as it causes unnecessary hardship and unintended consequences. The data below shows that the moratorium on VHR Permits is not addressing the real problem which is unregulated short term rentals.

**Map Attached:** A large color coded city map was submitted with this document. It has all active VHR Permits printed on the map as green stars. Manually added as an overlay are all STRs indicated as black circles. Black circles were not added if a green star was already present. These were added based on detailed maps provided by KeyData showing all listings on Airbnb/vrbo after duplicates were removed. There is a second blank overlay sheet on the map for City Council to use if they wish for overlay zones for new regulation areas.

**\*\*Photos of the overlay map are in Addendum.**

### Problem Identification

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**Problem #1: We need Affordable/Attainable Housing for our Workforce** - In order to service the growing visitor population, we need to have attainable housing for our local workforce. Currently, long term housing is difficult to find in the city limits, and when found, monthly rental rates have increased significantly in the past 5 years.

While most second homeowners would not long term rent due to their desire to enjoy their home during the year, some lower priced housing used to be rented long term or owned by locals, and is now owned by second homeowners as locals cash-in on real estate appreciation.

Without a place for employees to live, businesses who support the tourism industry and the community will continue to struggle to fill open positions. This will directly affect the local economy, as well as slowly will hurt our reputation as a fun, friendly destination.

**Problem #2: We need to Preserve Local Steamboat Neighborhoods** - Unregulated vacation rentals are not in the best interest of our community in the long run. Technology has enabled many people to rent their homes or apartments without a 24-hour contact, and without oversight that they are adhering to safety standards, as well as parking/trash/noise/occupancy limits and pet ordinances. With no permitting or even licensing process other than the 211 current VHR permits out of 3,854 vacation rentals (Source: KeyData, June 2021) , we have no means to track how widespread this activity is or hold property owners accountable when their renters disrupt their neighbors.

**Problem #3: We need good data when making big decisions for the Community** - We have accurate data on 221 out of as many as 4000 STRs. That means we do not understand what is happening in more than 90% of all STRs in our community, and we have no means to regulate or limit these uses. We cannot make good decisions without better data.

**Problem #4: Unregulated STRs Create Risk for our Community** - Without registration, licensing or permits we have no way to know if an STR follows basic life-safety measures for its guests, and we have no means to provide accountability to neighbors if guests are disruptive, creating noise, parking or trash complaints.

## Facts & Figures

### Distribution of VHR Permits & All STRs in City of Steamboat Springs

Source: KeyData, June 2021

Total VHR permits	211	Source: City of Steamboat					
Total STRs in Steamboat (all types: condo, apt, townhome, home)	3854	Source: KeyData, June 2021					
Neighborhood	# permits	% of Total VHR permits	% VHR permits out of all STRs	total # of STRs including VHR	% of Total STR in City	New VHR applications last 3 years	% of new in last 3 years
South Resort (south of Walton & east of Whistler)	75	35.55%	1.95%	437	11.34%	29	32.95%
North Resort (Burgess, Clubhouse, Steamboat Blvd)	48	22.75%	1.25%	229	5.94%	4	4.55%
Mid town (Hilltop, Fish Creek, Blue Sage, Anglers)	36	17.06%	0.93%	112	2.91%	21	23.86%
Old Town	33	15.64%	0.86%	71	1.84%	19	21.59%
Southwest (west of Whistler Rd including West of 40)	7	3.32%	0.18%	82	2.13%	7	7.95%
Fairview	4	1.90%	0.10%	8	0.21%	3	3.41%
Sunlight	3	1.42%	0.08%	4	0.10%	3	3.41%
Brooklyn, Trafalgar	3	1.42%	0.08%	3	0.08%	0	0.00%
Riverside	1	0.47%	0.03%	4	0.10%	1	1.14%
West End Village	1	0.47%	0.03%	6	0.16%	1	1.14%
Total VRH Permits	211	100.00%	5.47%	956	24.81%	88	100.00%
The rest of STRs are in purple areas (RR, G1, G2, downtown)				2,898	75.19%		

Note: The Total STR count is based on "counting dots" of listings on maps provided by KeyData, could be up/down by 5%. The VHR Permit data/locations are from City of Steamboat Springs

### City of SS Real Estate Sales & Uses From Jan, 2020 thru June, 2021 (18 months)

Source: Suzie Spiro, Realtor & City of Steamboat Springs

Areas selected were the City of Steamboat Springs including Downtown, Fish Creek and Mountain Area and cross-referenced with a city-provided list of current VHR permits listing addresses.

(221) single family homes sold

(39) Multi Family homes sold

Prices ranging: \$291,000 to \$10,000,000

VRH Permits Applied/Granted: 12

Summary: 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.

**Property Type of all STRs in City of Steamboat Springs:**

City of Steamboat Springs STRs	
	June 2021
House	408
Condo	2796
Apartment	231
Townhome	419
<b>TOTAL</b>	<b>3854</b>

Source: KeyData, June 2021

**STR Data from KeyData (previous 12 months, 2020)**

source - Key data, calendar year 2021

Total STRs in Steamboat	<b>3854</b>	(condo, townhome, house, apartment)
Average length of stay	4.23	nights
Average stay value	\$1,552	
ADR (average daily rate)	\$367	
Average Paid occupancy	61.3	nights (16.8% of calendar year)
Average # of stays per year	14.5	(average occupancy/average stay length)
Average property size (studios counted as 1 bedroom property)	2.48	bedrooms

**ESTIMATED TOTAL ROOM NIGHTS ANNUALLY:** 3854 STRs x 61.3 nights = 236,250 nights



## STR Data from Airbnb/VRBO and Non-hotel Tax Revenue

<b>AirBnB/VRBO data as of May 2021 (80487 zip)</b>			
<b>Source: Airdna.co</b>			
Average Rental size, 2.5 bedrooms, 7.4.guests			
62% of the properties are booked for up to three months of the year			
30% of the properties are booked for three to six months of the year			
7% of the properties are booked for six to nine months of the year			
1% are booked 9-12 months of the year			
<b>Total Tax Revenue from non-hotel accommodation uses (4/20– 3/21)</b>			
<b>Source: City of Steamboat</b>			
General Fund Sales Tax (4%): \$3,156,501			
Accommodation Fund Tax (1%): \$789,125			
School tax (0.5%): \$394,562			
Non-hotel tax revenue is 68% of the total revenue of all lodging and accommodation uses			
Non-hotel tax revenue is 11% of total general fund sales tax revenue			

### Key points from above charts:

- About 75% of STRs are in the Resort Residential, Gondola 1, Gondola 2 and Downtown Commercial Area. In addition, about 17% more are North and South of those areas and considered the Resort/Mountain area. This means that 92% of rentals are within the resort/mountain area.
- 8% are in non-Resort areas and where there is a potential neighborhood/long term housing concern
- 90% of all STRS are multi-family residences
- VHR licenses account for only 5.5% of all STRs, meaning 94.5% are currently unregulated and unrestricted.
- 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. This indicates that there is not a major uptick in the purchase of homes and townhomes to become vacation rentals.

- Only 7% of all STRs are booked more than 6 months of the year (shows that second homeowners also stay in their home, which is why they own and also rent short term). Based on property values these will never be affordable for workforce housing.
- STRs contribute over \$4M annually to Steamboat sales, accommodation and school taxes

### *Other Important Background & Facts:*

- **Vrbo.com and Airbnb.com** are listing sites where 99.99% of anyone renting individually lists their property. Professional Vacation Rental Management companies (VRMs) also primarily list all of their properties there as well.
  - As of 2019, VRBO and Airbnb collect and remit all City accommodations and sales tax so the issue of STRs not paying tax no longer exists.
  - VRBO and Airbnb will add the following fields to all Steamboat listings if required by the City:
    - A field for registration/permit/license number
    - Any additional fees imposed on STRs by the City. They will require and remit those fees to the City on behalf of the owners.
- **Some VHR Permits are not found on Airbnb/VRBO.** When adding the overlay of active VRBO/Airbnb listings to the map, it was noted that several of the VHR permit green stars do NOT have an active listing associated. This leads one to believe that there may be an inflated number of permits that are renewed each year but not renting short term.
- **VHR Permit Current Rules & Stats:**
  - All homeowners are allowed to rent short term less than 30 days per year without a VHR Permit.
  - VHR Permits (211) are \$500 to apply and \$75 to renew each year. For all other STRs (Key Data, June 2021 sites total of 3643), there is currently no registration fee or set up cost paid to the City.
  - VHR Permits are required for all single family homes and townhomes in non-LMD areas.
  - According to the SS Planning Dept, when a property with a VHR Permit is sold, like other permits, the approval transfers to the new owner as long as they continue to operate per the Community Development Code (CDC). The City Planning Director has confirmed that this could be changed in the code if the goal was to sunset the STR use or manage in another way.
  - Number of VHR PERMITS issued:(Source, Steamboat Springs Planning Dept)

- 22 in 2018
- 32 in 2019
- 30 in 2020
- 20 this year (possibly (inflated due to moratorium announcement causing some homeowners to get one even if not renting)
- **Secondary Units:** Currently the CDC (Community Development Code) prohibits using secondary units for short term rentals. Registration of all STRs will assist in the identification of secondary units used illegally as STRs. This would likely return some of these units to long-term rental.
- **Compliance:** According to the Planning Dept, the City is currently in the process of contracting with Granicus (aka Host Compliance). This service offers 24/7 complaint hotline for STRs, data collection, and compliance service for STR use of private property.

### *Data Not Yet Available and/or Collected:*

- The number of VHR permits existing per year from inception (2011) to present. No data on growth/shrinkage or expiration rates. Only the new application amount approved per year, not the historical record of how many total per year have existed. (Note: Planning Dept is attempting to gather this information)
- How many VHR Permit properties have had police/noise complaints and the number of complaints in any year including 2021. Steamboat Springs police department stated 10% of their calls are from all STRs combined but admitted it was an “estimate”. A license/registration/STR permit process could provide data tracking for decision making.

## **Suggested Next Steps**

### **Modify the Moratorium:**

If we need to extend the VRH Permit moratorium to allow more time for data gathering and decision making, we should do this in a thoughtful manner. The City-wide VHR moratorium is causing unnecessary hardship and disruption in the mountain area. Homes in this area are not considered affordable for workforce housing. Before the moratorium, VHRs did not proliferate in these areas and we have not found data to support the notion that VHRs are increasing at the mountain beyond normal levels. In many cases we are seeing declines in STR uses due to resale, which is eroding business and tax revenue. New VHR permits help maintain income levels and keep beds at the mountain warm, instead of a purely second-home use with low occupancy.

From the data below we can see that the moratorium only affects 5.5% of STRs. From the data and maps provided, we can also see that 92% of STRs are already concentrated at the mountain. We recommend that the City Council consider excluding mountain neighborhoods, where an Emergency Moratorium is not necessary, from further restrictions. These exclusions would include areas such as Apres Ski Way, Snowflake Circle, Burgess Creek, and Ski Trail Lane.

## **Funding Affordable Housing:**

While some have argued that STRs would be long term housing if not short term rented, this is not true in most cases other than more economical multi-family condominium properties. To offset some of these potential impacts, the city could levy an impact fee per night for all STRs which goes directly to the Housing Authority fund for affordable housing. The argument could be made that it compensates for those homeowners that are taking their property out of the long term rental pool by funding the workforce housing that will be needed to support tourism generated by these STRs.

With only \$1M in yearly property tax income for Housing, the above goals cannot be fully achieved with the current budget. Based on the number of STRs and average occupancy, STRs generate 236,250 nights of occupancy. So, a relatively low per-night fee could provide significant dollars for housing.

***Recommendation:*** *Once registration of all STRs is executed, add a per night fee to all STRs that funds the City of Steamboat Housing Authority yearly to be used for purchasing land, and seeding the building of affordable housing or lower income neighborhoods.*

According to the Planning Dept, there are a couple of ways to implement something like this. One would be an Impact Fee. Such a fee requires the completion of an Impact Study that identifies and quantifies the impact of short-term rentals on affordable housing, and justifies the fee amount to mitigate the impact. The other way would be to impose a new tax; this would require voter approval.

<b>Flat Per Night Fee</b>	
<b>Flat fee / night</b>	<b>Potential annual \$ generated from flat fee/ night</b>
\$1	\$236,250
\$2	\$472,500
\$3	\$708,751
\$4	\$945,001
\$5	\$1,181,251
\$6	\$1,417,501
\$7	\$1,653,751
\$8	\$1,890,002
\$9	\$2,126,252

Data above based on assumptions from KeyData in Facts & Figures section above.

**Pros:**

- VRBO/Airbnb collect and remit all sales tax and fees for homeowners not utilizing a professional management company so they can add that new fee to all VRBO/Airbnb listings which is 99.99% of all private owners which ensures easy collecting. VRMs with their own websites are the only ones that would privately submit for bookings made outside of VRBO/Airbnb just like today with lodging/sales tax.
- This imposes more of a burden on lower rate properties but this directly correlates with nights rented and the impacts that STRs can create. This could help slow down STRs renting at low rates to achieve high occupancy, and some may be persuaded to revert to long-term rentals. The more an STR rents, the more is paid which correlates with the impact of people visiting each night it's rented (trash/noise/parking)

**Cons:**

- Possible pushback by STR hosts or VRMs who feel over-taxed

## **Unregulated Uses:**

If we wish to manage STR uses effectively in future, we need to know where this is occurring and have standards of operation in place to uphold. Single-family homes and duplexes in residential neighborhood zones are the only properties requiring a permit today. Multi-family properties are unregulated for STR uses. Data collected annually could be used to identify

trends and to anticipate the need to modify regulations, rather than knee-jerk reactions to problems.

If we wish to manage STR use, we need to have the right to withdraw the right to use a property this way if operational standards are not met.

**Recommendation:** *It's time to require ALL STRs to have a registration, permit or license. This includes STRs in multi-family properties. Just the act of homeowners and management companies having to read and sign they agree to enforce defined standards of safety, parking, noise, trash, pet waste will increase compliance. That plus required signage for guests will increase compliance further. This would be an appropriate fee to cover the administration and compliance labor/software including a 24/7 hotline.*

<b>Proposed registration fee x 3854 STRs</b>	
\$100	\$385,400
\$200	\$770,800
\$300	\$1,156,200
\$400	\$1,541,600

**Pros:**

- Allows the City to know how many STRs exist, where they are, and requires compliance with existing lodging and sales tax remittance.
- All STRs have to read and agree to safety (carbon monoxide, smoke alarm and other life-safety standards), noise, and trash standards, and identify a 24 hour contact (think condo building with barking dog all night at an STR)
- Can also afford the complaint hotline service like Breck uses which means the City doesn't have to staff it but also gives the City concrete data of annual complaints, bad actors, and helps qualify the loud complainers to see if there's really an issue, etc.
- VRBO/Airbnb allows an extra field for an area to require Registration number so it's easy to find those not registered. Even at \$100 per registration, that's almost \$500K to administer and means the City can hire Host Compliance to continually monitor

**Cons:**

- Not sure? Pushback maybe for having to pay \$100?

## Safety:

Short Term Rental (STR) activity, while primarily a residential activity, should occur in a safe and considerate manner to provide accountability to neighbors and the community. We should require assurance that basic life safety measures are in place for all STRs. Without this, our reputation as a destination could be damaged by accidents involving guests who are injured (or worse) while staying here.

**Recommendation:** STRs should have max. occupancy stated. This should be consistent with the building code: 1 person per 200 sq ft.

**Recommendation:** Owners/Managers should be required to certify that CO detectors, a fire-extinguisher mounted within 30 ft of the kitchen, a fire blanket, smoke alarms, and a first aid kit are in place. A notice for what to do in an emergency should be posted. Should require a 24/7 contact available to respond to any issues relating to the STR use and this should be posted in each VR. Policies on trash, noise, parking, and pet pick up should also be required to be posted.

**Recommendation:** A portion of fees collected in the permitting process should be allocated to a 24/7 hotline service for the city managed by a 3rd party compliance service. This hotline would have all 24/7 contacts and can reach out in real time when there is a complaint. The service can also provide tangible data on STR complaints and allow city staffers to act on repeat violations.

## Protect Local Neighborhoods:

We know that vacation rentals are an essential and valuable component of our lodging when done right and in locations that match our community character.

As far as where VHR licenses should be restricted, the focus should be on those traditional local neighborhoods - Old Town, Mid Town (Hilltop, Fish Creek Rd area, Anglers), Fairview, Brooklyn, and possibly west of Whistler Rd.. We need to look at all property types and zones from residential to multi-family where rentals are occurring in this overlay zone.

**Recommendation:** Remove the moratorium on traditional resort areas such as Apres Ski Way, Ski Trail Lane, Snowflake Circle, and Burgess Creek. These are areas with a long history of second home ownership with a small minority of full-time residents. This is where VHRs and other types of STRs are prevalent and was the original intended area for allowing VHRs with licenses. At current market pricing (see below) these homes will never be affordable for workforce housing as seen below.

**Average Current Market Pricing for Current VHR Permits in Resort Areas: (Source: Zillow, June 2021)**

Average Property Value: South Resort: \$1,904,023

Average Property Value: North Resort: \$2,368,376

Average Property Value: West of Whistler: \$1,002,296

**Recommendation:** Add overlay zones to the map to govern all VHR/STR uses:

All STRs must get an STR permit and adhere to standards stated above.

- **VHR Zone - Not Limited:** Keep same process as current where owner of single family home or duplex apply for VHR permit and renew yearly and require all other STRs to register at a minimum, or adopt a permit process.
- **VHR/STR Zone - Limited:** Limit neighborhoods to a certain % or certain number of VHR permits as well as STR licenses. As one expires, next on waitlist can apply. If this is the direction chosen, the current VHR process which ties the permit to the property should be considered as it poses significant problems
- **VHR/STR Zone - No More:** Possibly grandfather any VHR permits as well as existing multi-family STR uses if short term rental tax can be shown remitted in past 12 months up to July 2021. Do not allow anymore VHR licenses or STR permits in these zones to curb the neighborhood transition to STR dominance and preserve occupancy by a majority of local residents. This would apply to ALL property types.

Cons: “VHR/STR Zone - No More” and “VHR/STR Zone - Limited” could directly could cause property value inequality and pit neighbor against neighbor (grandfathered or those allowed to have a permit now have a higher value than neighbor who doesn’t have one - means locals suffer as their home is not valued as high as the second home owner who is lucky enough to have snagged a license before the moratorium). However, the Planning Director has indicated that if the new regulations stated that a grandfathered permit could not be transferred in a sale, this inequality would be reduced because a property in this zone could not be sold as an STR and would be valued equally for residential housing. By eliminating the investment component the pricing of housing might be stabilized and not subject to market forces related to STRs.

- IDEA: anyone who can show that they paid sales tax for renting their home thru July 2021 can be grandfathered and apply for an STR permit.



## **STR Regulations in other Colorado Mountain Towns:**

**Breckenridge** - all STRs must register - \$200/property, 24/7 complaint hotline, all STRs must have 24 hour contact and all complaints must be answered by contact within one hour.

**Winter Park** - all STRs must register by October 2021, Fee: \$150, Registration number must be entered on all online listings. Affidavit required for trash, noise, parking, and safety standards.

**Keystone** - all rentals must register and have responsible agent. Any complaints that come in on 24/7 hotline must have response within 1 hour. STRs must post and send out the “Good Neighbor Guidelines” to all renters which include instructions on parking, noise, and trash. Occupancy is limited to 2 people per bedroom plus 4 or 1 person per 200 sqft whichever is greater. Any occupancy over 19 or if property has a well or septic, th owner must apply for special condition use permit.

**Vail** - permit requirement for STRs

**Crested Butte** - Has set cap of 30% of all homes that can be STRs (212 homes). Recently town leaders suspended all license transfers for properties that change hands.

## Addendum

**Number of STRs in City of Steamboat Springs:** There is varying data when compiling the total number of STRs in the City of Steamboat Springs. KeyData, an independent STR data tool used by the Steamboat Chamber and local VRMs to assess competitive pricing/occupancy, cites 3854. Airdna, another independent STR tool used by investors and VRBO/Airbnb for independent data scraping, cites 4233 total STR listings. We used the KeyData number of 3854 in all calculations due to their reputation for accuracy in the STR market and the information was confirmed by Melanie Brown, Director of Data & Analytics at KeyData on June 28, 2021.

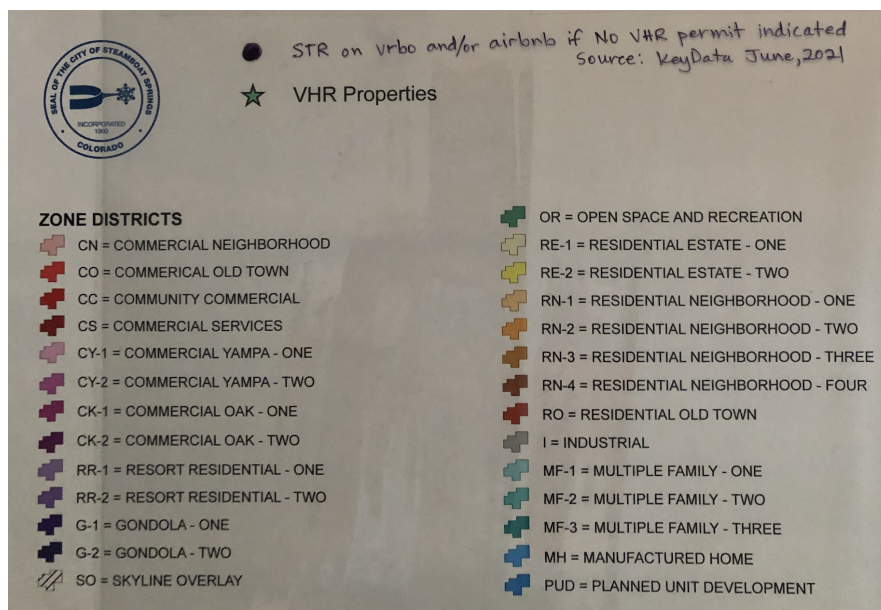
**Images of Overlay Map turned into the City on 7/1/21:**











**ALL VHR Permits Issued in last 18 months to Properties that sold within last 18 months:****Single-Family HOMES:**

1898 Sunlight

1859 Sunlight

374 Pearl St.

2142 Glacier Ridge

1139 Soda Ridge Way

231 Missouri

**TOWNHOMES:**

3311 Snowflake Circle

845 Mill Run Ct.

3334 Apres Ski Way

2570 Corina Dr.

3309 Snowflake Circle

2355 Poma Ln.

**Property Values of VHR Permits in South Resort, North Resort, and West of Whistler Areas**

<b>Neighborhood</b>	<b>Address</b>	<b>Zestimate</b>
South Resort (south of Walton and Apres)	3795 WHISTLER RD	\$851,300
	1530 MEADOW LN	\$1,383,100
	1844 HUNTERS CT	\$1,142,400
	1790 MEADOW LN	\$1,005,200
	1840 BEAR DR	\$1,437,700
	1830 BEAR CREEK DR	\$936,500
	1819 BEAR CREEK DR	\$613,100
	1821 BEAR CREEK DR	\$972,200
	1857 HUNTERS DR	\$1,405,900
	1810 HUNTERS DR	\$998,143
	1820 HUNTERS DR	\$977,100
	2628 ANTHONYS CIR	\$2,283,300
	2642 ANTHONYS CIR	\$1,032,100
	2432 VAL D ISERE CIR	\$1,568,000
	2063 HOMESTEAD CT	\$2,510,400
	2570 CORTINA LN	\$1,265,900
	1530 MEADOW LN	\$1,383,100
	3300 APRES SKI WAY	\$1,070,084
	3350 APRES SKI WAY	\$862,200
	3340 APRES SKI WAY	\$900,700
	3344 APRES SKI WAY	\$662,600
	3334 APRES SKI WAY	\$1,056,800
	3275 VILLAGE DR	\$876,700
	3280 APRES SKI WAY	\$2,141,800
	3270 APRES SKI WAY	\$2,518,600
	2270 VAL D ISERE CIR	\$745,500
	3010 LAUREL LN	\$1,911,700
	3012 LAUREL LN	\$1,645,283
	2215 VAL D ISERE CIR	\$2,044,100
	2180 VAL D ISERE CIR	\$1,079,600
	2850 ALPENGLOW WAY	\$1,441,600
	2852 ALPENGLOW WAY	\$1,441,600
	2880 ALPENGLOW WAY	\$1,397,500
	2937 ALPENGLOW WAY	\$1,133,200
	2965 ALPENGLOW WAY	\$1,988,400
	2967 ALPENGLOW WAY	\$2,731,000
	3334 SNOWFLAKE CIR	\$1,798,000
	3264 SNOWFLAKE CT	\$1,688,600
	3267 SNOWFLAKE CT	\$1,345,200
	3269 SNOWFLAKE CT	\$1,177,100
	3276 SNOWFLAKE CT	\$1,685,700
	3311 SNOWFLAKE CIR	\$1,422,000

	3201 SNOWFLAKE CIR	\$1,551,000
	2852 APRES SKI WAY	\$2,414,700
	2850 APRES SKI WAY	\$2,414,700
	2660 ALPENGLOW WAY	\$2,606,700
	2670 ALPENGLOW WAY	\$2,641,500
	2672 ALPENGLOW WAY	\$2,294,000
	2700 SKI TRAIL LN	\$2,697,600
	2672 SKI TRAIL LN	\$3,493,400
	2670 SKI TRAIL LN	\$3,797,100
	2625 SKI TRAIL LN	\$2,917,600
	2607 SKI TRAIL LN	\$5,495,000
	2605 SKI TRAIL LN	\$4,400,900
	2542 SKI TRAIL LN	\$3,866,600
	2540 SKI TRAIL LN	\$3,954,900
	2512 SKI TRAIL LN	\$3,736,300
	2510 SKI TRAIL LN	\$2,997,500
	2507 SKI TRAIL LN	\$882,300
	2487 SKI TRAIL LN	\$1,794,953
	2485 SKI TRAIL LN	\$1,783,567
	2411 SKI TRAIL LN	\$1,760,800
	2360 POMA LN	\$1,653,400
	2362 POMA LN	\$1,611,200
	2355 POMA LN	\$2,594,000
	2334 SKI TRAIL CT	\$4,024,100
	2365 SKI TRAIL LN	\$1,688,900
North Resort (Burgess, Clubhouse, Steamboat Blvd)	1865 MONTVIEW LN	\$3,130,200
	1826 MONTVIEW LN	\$1,009,600
	2075 MONTVIEW LN	\$1,467,400
	2010 MONTVIEW LN	\$1,262,492
	2037 STEAMBOAT BLVD	\$1,736,500
	2035 STEAMBOAT BLVD	\$1,956,400
	1935 STEAMBOAT BLVD	\$1,062,200
	1937 STEAMBOAT BLVD	\$1,062,200
	1887 STEAMBOAT BLVD	\$1,308,100
	1845 STEAMBOAT BLVD	\$3,227,700
	1791 STEAMBOAT BLVD	\$1,004,000
	1950 CORNICE RD	\$2,043,200
	1855 CHRISTIE DR	\$1,376,100
	1820 CHRISTIE DR	\$1,970,200
	1767 RIVER QUEEN LN	\$1,386,000
	1765 RIVER QUEEN LN	\$1,646,900

	1765 RIVER QUEEN LN	\$1,646,900
	1670 RIVER QUEEN LN	\$1,563,600
	1806 STONECREEK CT	\$1,933,000
	2825 TRAILS EDGE	\$4,332,800
	2820 TRAILS EDGE	\$3,261,200
	2925 TRAILS EDGE	\$4,566,100
	2965 TRAILS EDGE	\$6,385,000
	2894 BURGESS CREEK RD	\$2,599,600
	3045 TEMPLE KNOLLS	\$3,023,900
	3055 TEMPLE KNOLLS	\$7,237,900
	3040 TEMPLE KNOLLS	\$4,341,800
	2643 BURGESS CREEK RD	\$1,363,300
	2774 BURGESS CREEK RD	\$2,948,300
	2760 BURGESS CREEK RD	\$2,215,800
	2758 BURGESS CREEK RD	\$2,204,900
	2505 RIDGE RD	\$2,183,000
	2749 RIDGE RD	\$1,956,900
	2335 CLUBHOUSE DR	\$2,236,900
	1325 OVERLOOK DR	\$2,571,600
	1345 OVERLOOK DR	\$1,426,700
	2142 GLACIER RIDGE	\$3,341,900
	1199 CLUBHOUSE CIR	\$1,928,890
	1211 CLUBHOUSE CIR	\$3,809,300
	1480 MARK TWAIN LN	\$2,085,500
	1450 MARK TWAIN LN	\$2,129,700
	1332 MARK TWAIN LN	\$813,500
	1312 STORM PEAK LN	\$2,739,092
	1311 STORM PEAK LN	\$1,208,339
	1316 STORM PEAK LN	\$1,434,000
	1300 MEMPHIS BELLE CT	\$2,085,200
Southwest (Ponds area, hotel land, west of Whistler)	907 MAJESTIC CIR	\$1,049,200
	770 MAJESTIC CIR	\$1,026,100
	805 MAJESTIC CIR	\$937,176
	849 MAJESTIC CIR	\$1,039,700
	1255 MEADOWOOD CT	\$1,187,600
	3460 HIAWATHA CT	\$774,000



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
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#### Contact Information

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First Name	Walter
Last Name	Magill
Email Address	wnmpepls@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.	<p>Housing Crisis; Dear City Council; I don't see a link for a re-listen of the joint meeting from Monday. However, if the paper is even half correct in the reporting; then several Commissioners and Council members are uninformed on the causes of the housing crisis. The land is not the issue, it is the offsite requirements, secondary access roads, skyline regulations, revegetation, landscaping with irrigation despite a drought and warming planet, dual side sidewalks, all kinds of CDC issues and regulations prior to public hearings.</p>
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Four Points Surveying and Engineering represents three projects with over four hundred free market apartment units that are under review at the planning department but we can't get to a public hearing due to the extensive review process. I am happy to provide a presentation and get others to present as well on the

development process in the City of Steamboat Springs.

The building department works with "a how can we help" attitude and the City departments on a "no" basis, "it's in the code" attitude. There is strong lack of collaboration from Staff to make projects happen in the Community.

The land is available on the Steamboat 700 property and other parcels but we need to work together. Annexation is a math problem, annex and zone, then plan.

Please feel free to call or email me to discuss more in-depth. I can send plans of the apartment projects if requested. DPV-19-002 and DPV-21-07 are two of the projects.

Thank you;  
Walter  
970-819-1161

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#### Contact Information

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First Name	Hudson
Last Name	Labaree
Email Address	1hulab2@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've lived in Steamboat or Routt county for the better part of 50 years. This is the first time I've felt compelled to weigh in on a topic that is going on in the city.

I know that you all have a very tough job in trying to deal with all the issues that come before you and I appreciate your dedication and hard work. But over the last several months there has been much discussion on the affordable housing topic and more to my concern short term rentals.

I live at 458 Blue Sage Circle in a single family home across the street from Bluebird lane. Most of the homes on the "circle" are owner occupied. There are a few long term rentals and when we moved to this address , to my knowledge, one short term rental.

About one year ago a owner on Bluebird Lane, directly across the street from me, sold their unit to a couple from the Denver area. Soon after they moved in a sign went up that they were applying to convert their unit to a short term rental property. The

people that live on this lane are all owner occupied units. There are retired senior citizens, families with small children and pets. It's a short lane, no more than 30 to 50 yards long and everyone knows each other and watches out for one and another. Since there are no sidewalks families often are in the driveway or the street with their kids and pets.

I called the planning department about my safety concerns of renters coming and going at all times of the night and day and someone new, often every few days. Most of the renters have no concerns who lives in the neighborhood or how they impact those that live there. They are on "vacation" here to have a good time. They often bring their pets who often bark for hours when their owners are gone . I was told as long as they met the criteria of people per square foot and parking spaces they were good to go. This changed the character of the neighbor drastically. No one monitors these renters and when things go a miss you are compelled to call the police who shouldn't, in my opinion, not be required to count heads or tell people to do something with their barking dogs, speeding or other "bad" behavior. It seems that there are no consequences when these renters don't follow the "rules". It seems to me that there should be some kind of penalty set up so when you have a " problem property" the home owners/management companies could lose their permits. It shouldn't be up to the neighbors to "police" these people. The property owner and or management should lose the privilege of renting short term.

Sorry for my long "rant" but short term rentals in family neighborhoods shouldn't be permitted. Keep short to rental at the mountain where there is more of a short term rental culture.

Respectfully;  
Hud Labaree Home Owner

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#### Contact Information

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First Name	Stephen
Last Name	Johnson
Email Address	stevejohnson9000@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.

To City Council:

Special attention to Heather Sloop and Kathi Meyer.

This is in regards to short term vacation rental by owners (VHR) in Steamboat Springs. I know the town is wrestling with this issue. I have no experience in city politics but I have 40 years of experience in high technology business.

Steamboat first needs a strategy to guide it's direction relative to this topic (and others). Here are my initial thoughts.

Strategy: Steamboat Springs first objectives is to protect and maintain the local culture, economy and heritage of this town while balancing the necessary business investment and growth for the community to survive and thrive.

Current conditions: COVID and a general trend of moving to the mountains by affluent individuals is dramatically putting this scale out of balance by driving up cost of housing and significantly reducing low-cost available housing that allow this local culture to flourish. The planned \$135M investment by the ski mountain will further accelerate this.

Here's who benefits today:

- 1 The realtors - increase in housing costs = increase in realtor commissions and overall revenue. We're seeing this.
2. Owners of residential properties - values of housing is dramatically out-pacing investment options in the market. Average buyers are more affluent. Short term rental is more profitable than long term rental. This is causing the housing rental market to shift from long to short term rental.
3. The ski resort - popularity of the Steamboat resort is out-pacing many other ski resorts attracting more people and business.

Here's who does not benefit:

1. local businesses (especially small businesses) - they are finding it difficult to secure sufficient and affordable employees to run and grow their businesses This drives up prices.
2. local workers - Lack of low-cost housing and increasing cost of living is making Steamboat unaffordable.

Tactics; The city of Steamboat needs to drive policies to rebalance this scale.

1. Provide ample low cost housing.

In the short term vacation rental by owner (VHR) needs to be governed by this strategy. In other words, sufficient low cost housing equates to more short term rental licenses. Lack of sufficient low cost housing dictates more limited available licenses and higher license taxes and fees to invest in low cost housing. The goal is to maintain the balance. Ideally this should be reexamined and adjusted annually based on local economic conditions.

If a strategy is not followed, the scale will go further out of balance making Steamboat even less affordable for the locals. This is precisely what has happened with the larger ski towns (ie Vail, Aspen ...).

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#### Contact Information

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First Name	Cj
Last Name	Fischer
Email Address	alpinecj@aol.com

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#### Questions or Comments

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Please leave your comments or questions below.	<a href="https://coloradosun.com/2021/06/23/cast-nwcog-survey-mountain-town-affordable-housing-crisis/">https://coloradosun.com/2021/06/23/cast-nwcog-survey-mountain-town-affordable-housing-crisis/</a>
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Everyone should read this and take action.

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