

Attachment 4

From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Tuesday, May 10, 2022 3:25:03 PM

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City Council Contact Form

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Contact Information

First Name	John
Last Name	Pitchford
Email Address	johnrpitchford@gmail.com

Questions or Comments

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

Please leave your comments or questions below.	Dear Steamboat City Council, This is John and Pam Pitchford full time residents at:
--	--

3453 Spring Valley Drive
The Enclave Townhomes
Steamboat Springs

As full time residents at the Enclave we have witnessed first hand just most of the problems associate with short term rentals, both at the Enclave and across the street on Snowflake Circle. Because of this we hope you will follow the recommendations of Planning and Zoning and keep us in the red zone. We do not need any more STR's here.

I attended last week's Planning and Zoning meeting and was

very impressed with the time, effort, and thoughtfulness they considered concerning this very important topic and we are recommending it be passed as is so that the city is making zoning decisions, not the HOAs.

Thank you,

John and Pam Pitchford

Please add
attachments here.

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Contact Information

First Name	Mary
Last Name	Weiss
Email Address	mary@centralparkmgmt.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	May 10, 2022 Dear Councilmen,
--	----------------------------------

My husband, Curt, and I have lived in Steamboat Springs since 1973. We were fortunate enough to have developed the property on the East Side of town know as Walton Pond Apartments. This property is a high-density property located next to the Ponds at Steamboat (employee housing for the ski area). There are apartments, townhomes, condos, self-storage and commercial property all located on the 5-acre parcel. It had been designated as "Right to Use" by the City up until now.

In 2021, we built a 4 plex which has been designated for nightly rentals through AIRBNB. On several occasions we spoke with the Planning Department and were told that we did not need to be licensed and we were constantly assured that our designation

would not change due to the multi -use factor on this property. The most recent overlay map omits us from any right to rent on a nightly basis. We are requesting that the city council review the high-density nature of this property and reinstate our right to rent these four units on a nightly basis. We currently lease 48 units on a long-term basis and have provided affordable housing for employees in our town long before it was fashionable. Many of our tenants appreciate having the nightly rentals available so that their family and friends can lease close by when they come to visit.

Thank you for your consideration,

Mary Weiss
970-846-3137
mary@centralparkmgmt.com

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From: noreply@civicplus.com
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Subject: Online Form Submittal: City Council Contact Form
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Contact Information

First Name	Matthew
Last Name	Newman
Email Address	llb80477@yahoo.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	Glad to hear you are moving forward with short term rental. Comment. I would ask that sooner rather than later you start a fine for violators with. Unlicensed un taxed units. I have strong feelings that as you may be forging ahead with new rules that the rule breaker's have to pay \$. For cheating the system. Thanks for listening
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Please add attachments here.	Field not completed.
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Email not displaying correctly? [View it in your browser.](#)

From: [Clyde Sharp](#)
To: [City Council](#)
Subject: We oppose the newest STR overlay map
Date: Tuesday, May 10, 2022 4:53:07 PM

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City Council Members of Steamboat Springs,

My wife and I are concerned property owners in Steamboat after the new overlay map was approved by the planning commission. We have worked very hard to be able to buy a unit in Fish Creek Falls Condos (FCF) on Tamarack Dr. We chose Steamboat and Fish Creek Falls condos to buy a second home because we are able to short term rent (STR) when we cannot use our unit, and we absolutely love Steamboat. We come to Steamboat from the front range as often as possible but cannot live in Steamboat yet because of our jobs in Denver. We have been short term renting our unit for almost 5 years now with very few issues. FCF condos have always allowed STR in their HOA bylaws. We are engaged in the FCF HOA and have worked to implement common sense rules to help with any issues. It seems there are a small vocal minority in our HOA who have tried to demonize STR with no merit. We honestly as a building, have had many more issues with long term renters than STR's. Our HOA has used a polling system to try and get a sense of whether our building wants to keep the ability to STR and overwhelmingly owners have voted to keep STR's.

We are against the new overlay map putting our building into the red zone. This map will increase the property values in the green zones and will decrease property values in the red zones and remove property owner rights. This will also be a win for corporate hotel owners and a loss for local property owners.

These regulations will NOT solve the housing crisis in Steamboat. Housing has increased in all the desirable places to live in Colorado and around the US. Steamboat is a very desirable place to live and putting a blanket ban on STR and taking away our property rights will not solve this very complex issue. This arbitrary ban will likely just create more empty units and at the same time reduce the City's tax revenue. Tax revenue could actually help the housing problem if the city were to use this money to build more affordable housing.

These regulations will also reduce tourism by forcing travelers to look to other mountain towns in Colorado for air bnb style accommodations. Most travelers would much prefer to stay in a place that feels like a home rather than a hotel with no place to cook if they choose to. Our guests love our STR. We have a guest book full of wonderful visits.

We are supportive of creating regulations to get a handle on this situation, create common sense rules that help regulate STR, create rules that are enforceable and measurable, and raise the tax rate on STR from 1 percent to 4 percent to help generate tax revenue to build affordable housing.

Please, city council members let us not make these important decisions based on emotion. Please, city council members let us make these important decisions based on FACT.

Sincerely,
Clyde Sharp
Kelly Holowicki
Property Owners at Fish Creek Falls Condos

From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Tuesday, May 10, 2022 5:29:08 PM

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Contact Information

First Name	Wade
Last Name	Wykert
Email Address	Wdwykert@aol.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	I support the current zoning restrictions in general but realize there may be some individuals who should be granted no short term rentals (STR) outside of these designated zones. Enforcement of current and any future rentals and the ability to end those contractual arrangements with the City will be very important and the ability to curtail and fine STR properties without any license is also very important.
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From: noreply@civicplus.com
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Contact Information

First Name	Ryan
Last Name	Matter
Email Address	ryanmatter@gmail.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	<p>Hello City Council,</p> <p>My name is Ryan Matter and I own 3037 Chinook Lane. I am not in favor of the proposed short term rental overlay zones. I believe the Council should be focused on encouraging affordable housing development like the recent approval of the Steamboat Hotel conversion. Restricting short term rentals would reduce stock, leading to higher rates and lower visitation to steamboat. Owners who are able to receive a permit will be unjustly enriched while their neighbors who aren't able to receive one will see their property values decline. Unfortunately, owners who actively use their homes but don't receive a permit will elect to keep their homes vacant rather than lease them long term. We need responsible growth and development not NIMBY policies.</p>
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Contact Information

First Name	Sam
Last Name	Shortle
Email Address	samuelshortle@gmail.com

Questions or Comments

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Please leave your comments or questions below.	Regulating short term rentals in Sunray meadows will not help us achieve affordable housing goals, nor is there a need to mitigate noise, traffic, or trash issues that may arise from having renters and absentee owners as neighbors in Sunray meadows.
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Sun ray meadows was conceived as a condominium complex with management services for absentee ownership and unrestricted renting. This point is important to the city council and planning commission decision making for several reasons. The first is that Sun ray meadows has a home owners association. The HOA is the body where the stake holders in the Sunray meadows neighborhood have codified their desires for its use. This is a voluntary and democratic process. Within this contract are explicit bylaws. One of these bylaws is unrestricted short and long term renting. Another madates quiet hours. Another establishes parking rules that garuntees that roads,

sidewalks, and driveways are not blocked. Another is the HOA dues which pay for many services including trash collection and grounds maintenance to maintain a sanitary and astectic environment. The point is that Sunray has a governing body to mitigate issues that may arise from having renters and absentee owners as neighbors.

Sunray has condos occupied by owners, long term renters, and STRs currently. Many of the condos are of mixed use. The management strategy has create a harmonious mixed use neighborhood that could provide a model for steamboat.

Sunray meadow is not affordable work force housing. The average Sunray meadows condo costs about \$700,000 for 1000 sq ft. The average long term rental costs about \$3,400/month.

These are some of the higghest prices in the United States that you can pay for shelter. The majority of people who own condos in Sunray meadows are part-time residents with income sources outside of the Yampa Valley or two income adult couples with no children. No amount of city ordinances is going to change the economics involved with people wanting to buy condos ¼ of a mile away from a world class, destination ski resort.

Steamboat Springs is a very high price housing market. This is because there is a great demand for housing and a limited supply. Restrictions on short-term rentals will not solve this problem. To the contrary it will exacerbate the problem. Property development in the area is driven by the returns investors expect from development, in which short-term rental are crucial. Reducing returns via restrictions on short term rentals may prevent the economic returns they need to justify spending money on Steamboat real estate. This will predictably lead to reduced investment in new properties, reduced investment in the maintenance of existing properties, and ultimately a decline in the quantity and quality of the housing stock, and the quality of life in the community.

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Contact Information

First Name	Matthew
Last Name	Rochon
Email Address	Therochons@hotmail.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

We are the owners of a duplex on Fish Creek Falls Road. We live in one half of the duplex and rent out the other on AirBnB and VRBO when we don't have friends and family visiting. We received a short-term rental license from the City, to include the required notification of our neighbors. There were no objections and we never rent the property out when we're not here to tend to it. We are very cognizant of any impact to the neighbors and we've never had less than a 5-star review with zero complaints.

We bought this property with the intent of renting it as a short term rental and there were no restrictions or prohibitions on short term rentals. It was a duplex when we bought it. At the City's request, we obtained a separate address for one unit of the duplex. This apparently makes it easier for VRBO and AirBnB to remit taxes on our rental income, which has generated income for the City. It also has the effect of putting us into a "prohibited"

category for vacation rentals under the proposed overlay, since it's now classified as duplex with two units instead of one home with an A & B unit...or at least that's what we understand the case to be.

We are in the Red Zone (prohibited) in the current overlay. My wife is a nurse, and I am a retired, disabled veteran working for several non-profits in town. We'd like to think that we contribute to this community in a very positive way. We love Steamboat and would like to be able to stay. We will not be able to continue to live in Steamboat if the City prohibits our short term rental, which is a major source of our income. We are also very concerned about the loss of property value if our short-term rental license does not transfer with the property should we ever decide to sell. If you take away our major source of income, in our opinion, you'd be driving out exactly the kind of folks that we hope this process is intended to help.

I fear our only course of action would be to sue the City for lost income or move. We have no desire to enter into any sort of lawsuit, so it probably means we'd have to uproot our family and relocate. If the City takes away our rental property, we would likely not be able to sell our house for nearly what its value is currently. We'd have to take less than our home is worth now and uproot our kids again, after promising them that 21 years of forced moves every 2-3 years in the military was a thing of the past. This is an extremely stressful process for us, as our livelihood is in your hands. We can only ask of you that you consider the impact of your actions on those that live here.

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From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Tuesday, May 10, 2022 7:14:50 PM

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Contact Information

First Name	Jamie
Last Name	Furstoss
Email Address	jamie@elkstonefarm.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.

Hello. I would like to submit a comment regarding short-term rentals. I am not able to attend the meeting tonight. I am in favor of the map. I have had trouble for the last 3 years hiring staff because the people I interviewed either could not find housing or could not afford housing here. As I'm sure you are aware, many businesses in town are in the same boat. It doesn't make sense that there are 3,000 short-term rentals and maybe only three long-term rentals available. I understand that limiting short-term rentals would not necessarily guarantee an increase the long-term rental availability. But wouldn't it help? And what else can we do in addition? Wouldn't you agree that too much tourism and not enough affordable housing is not good for the well-being of our town in the long run? Thank you for considering my concerns.

Please add	<i>Field not completed.</i>
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From: srcaragol@gmail.com
To: [City Council](#)
Subject: RE: STR
Date: Tuesday, May 10, 2022 7:36:18 PM

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City Council:

I understand the arguments to manage and tax STR's especially major affordable. We own a Shadow Run unit which we use for housing employees when needed but also a STR. The STR pays the bills and selling the unit is the only option if STR's are prohibited. The STR is necessary to keep the affordable housing.

It also doesn't make sense to prohibit STR's at Shadow Run while allowing them directly across the street and next door. The City is essentially reducing SR property values by 15-20%. I am not aware of issues at SR where owners are complaining about STR's. Arbitrary redlining is a bad idea and creates more problems. Condos in buildings where STR's are allowed will become only STR's (no long-term rentals) and other buildings might be dark with second homes owners purchasing. There might be a net loss of affordable housing.

Lots of unintended consequences. It seems that a hefty tax on STR's would shift owner habits and the generate millions for affordable housing.

Thank you,
Steve Caragol
La Quinta

From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Tuesday, May 10, 2022 8:21:11 PM

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Contact Information

First Name	Peter
Last Name	Mamich
Email Address	Peter@kinserinsurance.com

Questions or Comments

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Please leave your comments or questions below.

Hello,

I am currently attending the live Zoom Meeting for the STR Overlay Zone.

I believe that the definition of a "hosted" STR will negatively impact current long term residents that rent their primary homes on a short term basis when they go out of town.

The use of **** ONE guest bedroom ***** located within a dwelling unit offered, provided, used, or operated as a lodging accommodation to guests in exchange for remuneration for a period of less than 30 consecutive days while the owner or other permanent resident is residing and present in the dwelling unit.

Many of these primary residence count on renting their unit out

on a short term basis to help pay their mortgage.

I believe that the verbiage of ONE guestroom needs to be removed to protect current full time residence.

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Contact Information

First Name	Becky
Last Name	Moeller
Email Address	ericv07@msn.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	<p>Council Members,</p> <p>I am contacting you once again to try to reach you in an effort to understand what the intended outcome of the overlay zone is. When I first started following this effort, well over a year ago, it appeared that the intent was to provide regulation and enforcement of short term rentals that were causing problems in their neighborhoods. Somehow that effort has now ballooned to prohibiting short term rentals and vacation home rentals as a way of providing homes to the working class in Steamboat. These two agendas are nearly polar opposite. We purchased our condo in Steamboat four years ago. We come to Steamboat often and enjoy the community very much. We are friends with our neighbors and have had no difficulties with anyone. We do occasionally rent our unit in Morgan Court. It is a small unit that we have remodeled to accommodate handicap individuals. The value of our condo has nearly doubled in the last four years but</p>
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even at the price we purchased the unit, it was not affordable for a working class middle income family. Now the price is even further out of their market. The concept that you can somehow force homeowners to sell these condos and make them available for local workers is illogical. This will never be the case. What you will get are wealthy persons that still will only use their condo part time but won't rent or provide housing for tourism. It seems to me that you have two major problems. One is affordable housing and the other is where will tourists stay when they are drawn to Steamboat. If the type of person you are looking at attracting is the ultra rich, then your path is the correct one. If instead you want to bring families and average folks to Steamboat to experience what can be one of the best ski resorts in the West, then I think the overlay zone is a terrible idea. We support the fee to help monitor Short Term Rentals. Any large tax increases aimed solely at our small group of homeowners will not be well received. You are changing the climate of hospitality in our community. You are creating an us against them battle that won't end well. We urge you to reconsider the overlay zone. Get back to some reasonable regulation and work harder on creating affordable housing. Additionally, we believe the ski course should be helping with creating housing since they are once again increasing the size and scope of their influence on the community. Without tourism the community will not be the same. Thank you,
Becky and Eric Moeller

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From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Wednesday, May 11, 2022 8:53:22 AM

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Contact Information

First Name	cara
Last Name	marrs
Email Address	marrscara@gmail.com

Questions or Comments

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Please leave your comments or questions below.

Hello City Council,

I am writing to comment on our support, myself and my husband Dave Marrs, to the overlay zone for short term rental restrictions. We live in a Red Zone where ST rentals are proposed to be banned on Laurel Lane on the mountains. We want to thank you as we do not feel that our neighborhood is appropriate for ST rentals at all. Most of our street is long term locals who live in their homes full time or in the case of a few neighbors they live here in the summer/fall months and do not rent their homes in their absence.

We have 2 long term rental units on our street that I know of that provides crucial housing to young renters and have for many years. We have lived in our home on Laurel Lane for 18 or 19 years and thank you for these recommendations.

Thank you for the work you are all doing as it is an important community service.

Cara Marrs
2765 Laurel Lane
Steamboat Springs, CO 80487

Please add
attachments here.

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From: [Toby Stauffer](#)
To: [City Council](#)
Cc: [Julie Franklin](#)
Subject: FW: City of Steamboat Springs - Nightly Overlay Map
Date: Wednesday, May 11, 2022 9:46:18 AM

Toby Stauffer, [AICP](#), Senior Planner
tstauffer@steamboatsprings.net

Thank you for your patience. Review times are running longer than usual right now, we are short staffed and working hard to review all projects to keep them moving forward.

From: C D METSCHER <METCH123@msn.com>
Sent: Sunday, May 8, 2022 10:51 AM
To: Rebecca Bessey <rbessey@steamboatsprings.net>; Toby Stauffer <tstauffer@steamboatsprings.net>
Subject: City of Steamboat Springs - Nightly Overlay Map

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My name is Debbie Metscher and I live at 775 McKinley Street. We have owned this home for over 30 years. I would like to request that McKinley Street be placed in Zone C (no nightly rentals) - It should not be in Zone B! The entire street consists of working families.

The home owned by Charles and Trish McConnell at 777 McKinley has been an Airbnb operation for many years. It is an ongoing nuisance to the neighbors and the neighborhood. This Airbnb has at times had over 15 people staying in the home, i.e. this winter DU Ski Team. They consistently rent the basement to 6 people plus individuals and pets. At the same time, they rent two bedrooms upstairs and 99% of the time they are not at the home during the rentals which leaves their guests knocking on doors when something goes wrong. The number of vehicles can be up to 4-6 on each rental. This street is a dead-end and connects with the walking path to the schools. The path is heavily traveled. It is concerning when guests are backing out of this location and do not see people walking. I have contacted the City (Greg Jaeger) on several occasions regarding this problem and it was my understanding that this area would be addressed and zoned C (no nightly rentals).

Please reconsider and put McKinley Street in the "no nightly rental" zone!

Thank you.
Debbie Metscher 970-846-1620

From: [Toby Stauffer](#)
To: [Dakotah McGinlay](#); [Dan Foote](#); [Eddie Briones](#); [Gail Garey](#); [Gary Suiter](#); [Heather Oss](#); [Heather Sloop](#); [Joella West](#); [Julie Franklin](#); [Michael Buccino](#); [Mike Lane](#); [Rachel Lundy](#); [Robin Crossan](#); [Sabrina James](#); [Tom Leeson](#)
Subject: FW: Ski Ranches on the Draft STR Overlay Map
Date: Wednesday, May 11, 2022 9:48:04 AM
Attachments: [SKI RANCHES SUBDIVISION.pdf](#)

Toby Stauffer, [AICP](#), Senior Planner

tstauffer@steamboatsprings.net

Thank you for your patience. Review times are running longer than usual right now, we are short staffed and working hard to review all projects to keep them moving forward.

From: Traci McCullough <tracimcc@yahoo.com>
Sent: Monday, May 9, 2022 6:36 AM
To: Toby Stauffer <tstauffer@steamboatsprings.net>
Cc: Traci McCullough <traci_mccullough@shamrockfoods.com>
Subject: Ski Ranches on the Draft STR Overlay Map

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Good morning Toby,

I submitted the following comments to the Commissioners last week but given the importance of the message I feel it's necessary to send it directly to you given you're the Senior Planner.

In regards to the Draft STR Overlay map that was presented at the April 28th meeting, I'm respectfully requesting you reconsider the Ski Ranch Subdivision and include it in the green zone. Currently it's divided into yellow and red zones.

Please consider this:

1. Ski Ranches Subdivision does not have an HOA that prohibits STR's.
2. Ski Ranches is located closer in proximity to the resort and is more "mountain side" than the Ore House Plaza which is designated in the green zone. Additionally, the Ore House Plaza is widely known for being primarily long term housing. The Ore House not a vacation rental complex.
3. The fact that the commission is proposing different property rights of owners within a single subdivision is cause for concern.

Please refer to the attached plat map of Ski Ranches. Is this request being reviewed and considered?

Thank you, Toby.

Best regards,
Traci McCullough

[Sent from Yahoo Mail for iPhone](#)

W $\frac{1}{2}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 27
T6N R84W of the 6th P.M.
ROUTT COUNTY, COLORADO



Geological Data Chart						
Site	Age	Percent	Temperature	Moisture	Soil Moisture	Notes
1	1000	100.0	25.0	75.0	1.00/100.0	100.0
2	500	50.0	20.0	50.0	0.50/50.0	50.0
3	250	25.0	15.0	25.0	0.25/25.0	25.0
4	125	12.5	10.0	12.5	0.125/12.5	12.5
5	62.5	6.25	5.0	6.25	0.0625/6.25	6.25
6	31.25	3.125	2.5	3.125	0.03125/3.125	3.125
7	15.625	1.5625	1.25	1.5625	0.015625/1.5625	1.5625
8	7.8125	0.78125	0.625	0.78125	0.0078125/0.78125	0.78125
9	3.90625	0.390625	0.3125	0.390625	0.00390625/0.390625	0.390625
10	1.953125	0.1953125	0.15625	0.1953125	0.001953125/0.1953125	0.1953125
11	0.9765625	0.09765625	0.078125	0.09765625	0.0009765625/0.09765625	0.09765625
12	0.48828125	0.048828125	0.0390625	0.048828125	0.00048828125/0.048828125	0.048828125
13	0.244140625	0.0244140625	0.01953125	0.0244140625	0.000244140625/0.0244140625	0.0244140625
14	0.1220703125	0.01220703125	0.009765625	0.01220703125	0.0001220703125/0.01220703125	0.01220703125
15	0.06103515625	0.006103515625	0.0048828125	0.006103515625	0.00006103515625/0.006103515625	0.006103515625

Excess for Certificate } 42
Excess for Receipt }
 The foregoing Opening Certificate was acknowledged by me
 on this 27th day of _____, 1918 by
Secretary
 Witness my Hand and Seal this 27th day of _____, 1918

My Commission Expires: Jan 27-1936

[illegible]

Reviewed by the Board County Planning Commission this
day of March, 1972, by [Signature] ^{CL}
Chairman

Attendant Certificate
I, John L. Steward, an attorney-at-law, duly licensed in the State of California, do hereby certify that I have examined the will of said dead person above attested and shown upon the written oath, and that this is said and is in the last testament. Dated this 14 day of June, 1922.

Memorandum for Mr. Robert G. Casper, Chairman

The within plot of SEI designed equipment found at E is approved for filing this day of January, 1978. The inclusion of the plastic bags found within are accepted by the Office of Ident. Unit. It is noted that the plastic bags found at this County were not subjected to the measurements of 100 or 200 pounds and only after construction of said public ways has been satisfactorily completed is the County to be occupied, by the construction and a number of the County of County Commission of about County Commission occupying the same has been completed and placed at rest.

1/11/78

Name of County: Orange Date: 10/1/1911
 Street: Orange County Clerk
 City: Orange

[illegible]

Add: See Book 962 Page 144

File No 7161

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

From: [Toby Stauffer](#)
To: [City Council](#)
Subject: FW: short term rental proposals in Old Town Steamboat
Date: Wednesday, May 11, 2022 10:32:02 AM

Toby Stauffer, [AICP](#), Senior Planner
tstauffer@steamboatsprings.net

Thank you for your patience. Review times are running longer than usual right now, we are short staffed and working hard to review all projects to keep them moving forward.

From: Frances Jenkins <simcis@springsips.com>
Sent: Monday, May 9, 2022 1:32 PM
To: rbessey@steamboatspring.net; Bob Keenan <bkeen@steamboatsprings.net>; Toby Stauffer <tstauffer@steamboatsprings.net>; Kelly Douglas <kdouglas@steamboatsprings.net>; Brad Calvert <bcalvert@steamboatsprings.net>; kbryant@steamboatsprings.net
Subject: short term rental proposals in Old Town Steamboat

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

Hello,

I am sending this email to let you know of my concern about short term rentals in "old town" Steamboat. I have lived in my house at 211 Missouri Avenue since 1975. One of the things I have appreciated about living here is the sense of community because the houses have been occupied by full time residents who, like me, have worked or still work in the community. Recently, there have been short term rentals popping up all around me. I appreciate the moratorium that continues to be in place but feel the proposed new zoning for short term rentals shows a complete disregard for the importance of "old town" Steamboat to the character of the whole community.

After living in this resort community for 49 years, I certainly did not expect that the houses around me would turn into nightly rentals but that is exactly what has happened and has and will continue to happen even with the new proposals. If I wanted to live in a community of transient renters, I would plan to live somewhere around the base of the ski hill, not in "old town" Steamboat. Please preserve the character of the downtown neighborhood.

Thank you for your time and consideration.

Frances Jenkins
Physician Assistant
Certified Athletic Trainer
PO Box 771962

Steamboat Springs, CO 80477
970-846-0278 mobile

From: [Rebecca Bessey](#)
To: [Karen Lewer](#); [Sabrina James](#)
Subject: FW: City Council Work Session Tuesday April 12 - STR's / Homeowner Feedback
Date: Sunday, April 10, 2022 4:09:51 PM

Sent: Sunday, April 10, 2022 3:48 PM
To: Rebecca Bessey <rbessey@steamboatsprings.net>

Subject: City Council Work Session Tuesday April 12 - STR's / Homeowner Feedback

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Dear Rebecca,

As mentioned in previous correspondence, my wife Janet, and I have a second home / studio condo in the **Werner Meadows Neighborhood** - [3295 Apres Ski Way #B12](#).

We are writing to express our continued support of a thoughtful and clear STR ordinance with reasonable regulations for all participants, including collection of appropriate taxes, and application and renewal fees, and encourage the creation of a managed system and database that will help ensure transparency and operational success. We hope to not be prohibited or unfairly restricted in this opportunity.

Please consider additional thoughts / feedback as we have monitored progress of the dialogue and draft ordinance over the last 4-6 months and more particularly, since the work session on March 8.

1. Werner Meadows Condos are currently depicted in the yellow "highly restrictive" zone. Our multi-family building has been in place since the late 1960's, long before construction of surrounding homes. There are approximately 20 to 24 homes in this single building with the typical unit size of 295 s.f. That is a very small studio which is not attractive for long-term renters, yet quite ideal for my wife and I and our guests for short stays! We estimate that about 70 to 80 percent of the units in this building are second home owners who take the opportunity to short term rent, and have for many years. We have adequate off-street parking, an appropriate trash storage and pick up area and we have a communication network between neighbors for help and to convey concerns and share ideas. Our HOA also allows STR's and has for many years without problems.

2. Please consider “grandfathering” of homes (including condos such as ours) which are currently and successfully operating STR’s, especially if “overlay” restrictions and/or “caps” are further considered and possibly implemented. These ownerships would still be subject to full registration, application / renewal fees, and taxation. We would encourage permission to operate as a “non-conforming use” within the yellow zone with appropriate and fair regulation.
3. Due to the diversity within each neighborhood, another idea might be to establish an “exemption” opportunity or “process” within the ordinance for those properties that are currently operating and meet certain alternate criteria within the yellow “restricted” zone. This would help to reduce / minimize unfair outcomes of an adopted overlay method.
4. The option, or idea of limiting STR “occurrences” or “cumulative days” within certain zones unfairly limits owner opportunities and has an impact on choices for visitors. Those who enjoy STR’s through Airbnb, VRBO and other platforms are looking for variety in price point and experience, and are looking for a more flexible means of accommodation as an alternative to conventional hotel arrangements.
5. Taxes and fees collected through STR’s can be directed to support attainable workforce housing opportunities which is an important issue in the City and surrounding areas.

My wife and I responsibly short term rent our Steamboat home and are committed to being a good neighbor. We screen guests, establish house rules and communicate with our neighbors and guests. Our visitors continue to provide excellent reviews of our home and share their enjoyable experiences. We look forward to a reasonable and fair STR ordinance that benefits owners, visitors and the City of Steamboat Springs.

Thank you,

Janet and Chris Grady

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Monday, April 11, 2022 10:01:25 AM

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First Name	Kari
Last Name	Riegner
Email Address	kari.riegner@gmail.com

Questions or Comments

Please leave your comments or questions below:

Dear Steamboat Planning Commission,
Myself, my husband and our two boys are colorado natives who have been coming to Steamboat for many years. In april of last year we were excited at the prospect of owning a condo in steamboat that we could use throughout the year yet we knew we would need to do short term rental to make it work financially. We were told by the city in April that we could do short term rental at the property and so we moved forward with the large financial commitment based on the information we received by the city. We were devastated to learn that the city is now contemplating removing this right which would create significant financial hardship for our family.

Our property is located in the hilltop area where the latest draft policy is showing a reduction from 111 short term rentals to only 12 or potentially even turning this area to red. This area is mixed use with some multifamily, some single family homes and some duplex/condo complexes worth over \$1M. To fully restrict this area or to even reduce the number of STRs to only 11 is not getting at either the goal of maintaining neighborhood character

or opening long term housing. If the number is kept at the current short term rental number of 111 there will still be a significant number of options for long term housing in the multifamily units while also allowing those of us who bought because the area is not a neighborhood but is more of a resort community to continue to rent as planned. Additionally, the current plan already turned much of the neighborhoods in the area between town and the mountain red which will accomplish the commissions goal of maintaining neighborhood character.

When thinking about this area, please consider the fact that it is the only area between the mountain and town which is ideal for maintaining a year round economy. When we were evaluating areas to purchase, we were advised to buy between the mountain and town since people visiting in the summer don't want to stay near the mountain, they want to stay near town and even those who are visiting in the winter want to stay near town. The shuttle that runs through this area allows for easy access to both the mountain and town which is why there are a significant number of short term rentals in this area.

I ask that the planning commission please not take away our rights that we were told we had when we purchased the property. Those of us who bought based on our right to do short term rental should be grandfathered into the short term rental licensing program regardless of what the commission does with the restrictions in this area. This has been a significant stress for our family for an entire year while we have waited for the city to decide on the fate of our financial rights.

Thank you for thinking of those of us who want to be part of the community but don't have the means to be year round citizens.
Kari Riegner

Please add
attachments here

Field not completed.

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

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Thursday, April 21, 2022 4:37:00 PM

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First Name	Roger
Last Name	Gekiere
Email Address	rgekiere@gmail.com

Questions or Comments

Please leave your comments or questions below:	My question is how many STRs are there believed to be in the Zone C Prohibited that would no longer be able to operate as STR's. And in Zone B where there will be caps how does the cap compare to the number of estimated STRs in operation now? Thank you Roger
--	--

Please add attachments here	<i>Field not completed.</i>
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From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Thursday, April 21, 2022 10:55:28 AM

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First Name	Alan
Last Name	Geye
Email Address	ageye@aol.com

Questions or Comments

Please leave your comments or questions below:

I am writing you as a resident of Steamboat (over 20 years) and am an elected Director of our HOA, Ridge Road Community Association.

It feels as though our HOA members expressed wishes are being totally ignored in this whole process. The HOA voted unanimously last fall at our Annual Meeting that the homeowners in our neighborhood do not wish to allow additional STR or VHR in our neighborhood. The last Overlay map I saw continued to show our HOA area as allowing STR and VHR. I have to admit, that when I clicked the link to the current proposal, the map I saw showed no clear delineation of Overlay allowed or not.

We have communicated directly to you and to Council members in the past and have received zero response, and of course, no apparent change in the proposed Overlay for Ridge Road.

If you have any questions, please feel free to email (AGeye@aol.com) or call at 512-680-3658.

Respectfully,

Alan Geye

Please add
attachments here

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From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Thursday, April 21, 2022 10:29:36 AM

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First Name	stephen
Last Name	jones
Email Address	stephen.r.jones@comcast.net

Questions or Comments

Please leave your comments or questions below:

My comment is really pretty simple. The Council et all are trying to make a decision without facts as accumulated by the hired company Granius. All short term rentals are not universally causing problems. When a person buys a house/condo they are responsible for proper actions, abiding by local registration laws/taxes & fees. If they violate them penalize them. Get the facts how many are in fact violating the rules etc.

Please add attachments here

Field not completed.

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From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Thursday, April 21, 2022 4:19:37 PM

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First Name	Gary
Last Name	Pon
Email Address	garyk243@comcast.net

Questions or Comments

Please leave your comments or questions below:

Re STR Overlay Zone B3 Fairway/Clubhouse
As a full-time resident of Steamboat Springs for the past 16 years, I have been following the deliberations concerning STR's in our town with great interest.
Prior to buying our current home, my wife and I owned a condominium on the mountain which allowed STR. As we began to spend more time in Steamboat Springs from the front range, we grew tired of the turmoil associated with STR. We decided to sell the condominium and purchase our current home on a quiet cul de sac in the Fairway Meadows, Filing no. 1 subdivision. Fairway Meadows was established in 1971 and contains 169 lots, the majority of which have single-family homes with eleven duplex homes. The subdivision is a quiet residential neighborhood with 55 percent of the homes in the subdivision being inhabited by full-time residents like my wife and myself. The Fairway Meadows Covenants prohibit operating a business including an STR without prior written approval by the Association Board.
Over the years as ownership changed, the Board experienced an increase in requests to do STR by new Owners. At that time the

Association Board followed the City VHR process in approving STR requests, which process was equivalent to “a rubber stamp”. Eventually because of an increasing number of Owner complaints pertaining to STR, the Association Board adopted a resolution in 2015 establishing a process for Owners to seek approval to do STR’s on their property. This process gives significant weight to input from neighbors within five hundred feet of the applicants’ property. Since the resolution was adopted, the Board has had six applications for STR, all of which resulted in multiple written objections from neighbors. Five were denied and one was conditionally approved including a requirement that the Owner be present whenever the adjacent unit of the duplex was used for STR.

I am curious as to why the Overlay Zone for B3 is yellow instead of red like the adjacent area further up Steamboat Blvd (the Sanctuary). It seems to me that Overlay Zone B3 should also be categorized as red, no STR.

Thank you for your consideration.

Respectfully,

Gary Pon

Steamboat Springs

Please add
attachments here

Field not completed.

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From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Friday, April 22, 2022 3:39:17 PM

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First Name	Bill
Last Name	Pass
Email Address	wbpass@yahoo.com

Questions or Comments

Please leave your comments or questions below:

Dear Commissioners,

I have the following specific comments regarding the proposed STR Ordinance and MAP.

With regards to the MAP referenced in PL20220133 am very pleased with it "as is".

Have the following comments with regards to the proposed STR Ordinance (PL20220134):

Section 12-541

Para b and e. Need to define owner and other permanent resident. Many times a home is titled to a trust or corporation. Would prefer "other permanent resident" clause be struck. If not need some very specific definition.

Section 12-542

How about some restrictions on animals. Nothing like 16 occupants with 16 dogs running around uncontrolled and defecating on your neighbors yard.

Section 12-571

Para (b)(3) Wording does not make sense.

Section 12-575

Para (b) licensing authority needs to be defined in section 12-541

Section 12-576 is repeated. Once for Term and Once for Transferability. Should be separate sections numbers.

Section 12-576 Term

Para (d) explicitly state that continuing to operate a short-term rental with an expired license shall be subject to the penalties in Section 12-571 (a).

Section 12-576 Transferability

Para (a) needs to explicitly state that upon sale of a property that the new owner must re-qualify for a license and at that point will be subject to licensing caps as well as all others provisions of this document.

Section 12-577

This entire section needs to be reviewed by a lawyer. If wording came from city attorney, then an outside attorney needs to be retained to clean this section up as it is so poorly worded. Especially para (a).

In some cases licensees shall have reservations on the books when a license may be suspended. If a suspension is not upheld, then there could be liability for lost revenue to the city. This needs to be addressed. Para (d)(2). Is that supposed to mean that if the licensee has reservations on the books then they can't be suspended?

Again this whole section needs much more thorough analysis than is apparent.

Sincerely,
Bill Pass
1875 Hunters Dr.
Steamboat Springs, CO 80487

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Monday, April 25, 2022 9:49:23 AM

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First Name	Jonathan
Last Name	Brunt
Email Address	jbrunt@comcast.net

Questions or Comments

Please leave your comments or questions below:

Council Members and Planning Board,

My wife and I currently own property at 3367 Covey Circle and do not agree with the current STR zones. We do not oppose more regulation on the STR to curb some of the complaints of the full-time residents.

We have owned property for the last 6 years in Steamboat and have been part of the STR market since buying property in Steamboat. I was wondering how the designated areas are being determined for STR? My wife and I bought in Quail Run knowing that it was a property that could participate in the STR programs in Steamboat. Now the map keeps changing from an allowed property to a yellow zone, to a red zone on the April 14th map. When looking at the map Timber Run that is very close to us is in the green zone and Morgan Circle which is the sister development to Quail Run and basically across the street is in the yellow zone. I feel that Quail Run should at least qualify for the yellow zone if not the green as the property is part of the mountain community. Please send me information on how the

map is being determined.

Maybe another option is that there should not be any zones and just a total number of STR allowed in Steamboat. Maybe grandfather in all current STR and not allow any new properties that are being built or bought to be a STR until total number of STR reaches the goal of the council. Maybe the goal is to only have 2,500 STR and as property changes hands or leaves the STR market not allow new STR until that number is reached. This would not hurt any owners that currently participate in the STR market just because their property does not fall in the correct zone.

I also think that limiting the STR market is not going to help the affordable housing problem in Steamboat. Homeowners like myself will not put our property in the long-term rental market as we use the property for a few months during the year. We will just go dark, and the property will be empty for part of year. Even if we sold the property at the current market value, an investor would have to charge over \$ 5,000.00 rent per month to put it in the long-term rental market. This is not affordable housing. I feel that this current STR proposed maps and plan is only going to push Steamboat to become a community like Aspen with many more empty, unaffordable houses.

Thank you,

Jonathan Brunt

Please add
attachments here

Field not completed.

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From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Saturday, April 23, 2022 6:50:54 PM

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First Name	Stephen
Last Name	Failla
Email Address	Vbsailing@gmail.com

Questions or Comments

Please leave your comments or questions below:

We purchased our current home at 3272 Snowflake Circle brand new 16 years ago and have been full time residents for 13 years. We have owned 4 previous properties in the 22 years we have been in Steamboat. We specifically purchased our "retirement" home on Snowflake Circle because the development was zoned RESIDENTIAL. Initially our neighborhood was comprised of full time residents and second home owners. Through the years we have noticed a deterioration in the character of our neighborhood due to the proliferation of STR units now totaling 33% of the homes in the development. We don't know how this happened. We have 4 rentals directly behind and 3 to our immediate right. Needless to say we are at ground zero. We have called the police over the past 6 years to report disturbances such as excessive noise, public intoxication, public urination, parking issues, trash, speeding and suspected DUI, illegal fire and fireworks during fire restrictions. Although the police did respond to most calls, we now realize that unless an official complaint was signed and filed that the incidents were never publicly record. At 11, midnight or 1 am you just want the disturbance to end and go back to sleep. The current situation of the constant

turnover of transient lodgers along with the shuttle vans, housekeepers, hot tub maintenance and property management vehicles is greatly affecting our quality of life.

We were appalled when our neighborhood was removed from the VHR moratorium due to still “questionable” data supplied to planning that appeared to be provided by 3 property management companies. These 3 property management companies have business interests in our neighborhood . Within a matter of weeks we had three additional permits applied for and eventually granted. Our neighborhood has become a hot spot for property management companies that rent out larger, well appointed homes to large groups. We are providing inventory for these three particular Property Managers that appear and speak before every City Council meeting pertaining to STRs.

Their interest is for financial gain and not the best interest and /or character of our neighborhood.

We commend you for your time, courage and diligence in addressing the issues of an over abundance and saturation of Short Term Rentals in residential neighborhoods. We were thrilled to see the proposed Overlay Zone Map for B5 placing us in Zone C. We implore you to please reconsider placing Snowflake Circle and Snowflake Court back on the moratorium until council votes on these STR issues. We are concerned the "gold rush" on VHR permits will only increase.

Thank you for your time and service,
Stephen and Tami Failla

Please add
attachments here

Field not completed.

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From: Tony Walton <ajwthree@gmail.com>
Sent: Monday, April 25, 2022 12:37 PM
To: Rebecca Bessey <rbessey@steamboatsprings.net>; Robin Crossan <rcrossan@steamboatsprings.net>
Subject: Short Term Rentals

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All,

I just took a look at the most current Draft STR Overlay Zone Map. I am 100% in favor of this Map. I think it should be simple and clear with little to no wiggle room. However, I do think everyone who has a current STR permit should be grandfathered in, no matter where the property is located. I am not sure, however, how to handle the STR permits if/when the current owner sells and the property is located in the red zone.

I believe STRs are the major reason why Steamboat has become unaffordable for young people and locals in general. We **cannot** become an Aspen where only the very rich can afford to have a single-family home here. Prices are out of control and the STR phenomenon is a big part of that.

Please resist the pressure from the real estate community and approve this strong Overlay District Map.

Best,

Tony

Tony Walton

Steamboat Sotheby's International Realty

M: +1 970.846.7577 | **O:** +1 970.875.2409

E: ajwthree@gmail.com

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Tuesday, April 26, 2022 2:05:56 PM

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First Name	Scott
Last Name	Lynch
Email Address	smlynch2258@gmail.com

Questions or Comments

Please leave your comments or questions below:

To Planning Commission
I am Scott Lynch owner of property at 3365 Covey Circle Steamboat Springs Co.
I have been notified about the plan to stop allowing rentals at Quail Run. I am concerned about why some areas were designated as no rental areas and others are still able to rent. How was this decided?? I have owned my property since Oct of 2019 and purchased with the attention of supplemented the cost with some rentals. I occupy my home three months every winter and about two months every summer now that have retired. The rentals allow me to afford to spend time in wonderful Steamboat with my family. I have had many repeat families renting my property and informing me how they enjoy my place and spending time in Steamboat. Please answer why any properties should not have the right to rent and enjoy ? I hope the Planning Commission can reconsider there plans! Thank You Scott Lynch
If you would like to discuss further my number is 773-294-5121

From: [Rebecca Bessey](#)
To: [Karen Lewer](#)
Subject: FW: Short Term Rental Overlay Zone
Date: Tuesday, April 26, 2022 5:16:26 PM

Rebecca Bessey, AICP
Planning & Community Development Director
City of Steamboat Springs
970.871.8202

-----Original Message-----

From: Rod Morgan <ramorganjr@gmail.com>
Sent: Tuesday, April 26, 2022 4:36 PM
To: Rebecca Bessey <rbessey@steamboatsprings.net>
Subject: Short Term Rental Overlay Zone

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Rebecca.

Good afternoon. I had hoped to attend Thursday's planning meeting regarding the STR Overlay Zone but now will not be able to do so.

I was glad to see that Snowflake Circle was moved to the STR red zone. The duplex lots here on Snowflake Circle are the smallest duplex lots in the city. As a result, noise is always an issue during the summer months and parking remains an issue any time of year.

For those of us who are full time Snowflake Circle residents (and I've lived here 15+ years), we moved here having raised our families but still wishing to live in neighborhood where neighbors look out for one another. For that reason alone, we're glad to be moved into the red zone and would like to see Snowflake Circle remain there in any future drafts.

I'm not sure how to share this with Planning Commission members and would appreciate your doing so.

Best regards,
Rod Morgan



Sent from my iPhone

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Tuesday, April 26, 2022 4:24:38 PM

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First Name	Matthew
Last Name	Ryan
Email Address	mattryan036@gmail.com

Questions or Comments

Please leave your comments or questions below:

To whom it may concern,

My wife and I have a passion and desire to spend as much time in steamboat and in the mountains. We adore our town, our people, and our outdoor recreation. We live primarily in fort collins, CO but in 2021 purchased a condo in the shadow run complex on the south side of walton creek. Our dream is to spend as much time as possible in steamboat, and are up in steamboat as much as we can be. For us, we choose to rent out our condo on a short term basis in order to make our dreams a reality. It allows us to be members of the community as much as we can be, and pay for the higher cost of living in steamboat. If the shadow run complex was designated C on the overlay map, it would cripple our ability to take part of the community, and we would be forced to sell our little retreat. We really urge you to consider grandfathering in existing businesses like ours, or I strongly urge the shadow run complex to be zone B on the proposed overlay. The surrounding complexes are either zoned A or B in the proposal today, so I am not sure why Shadow Run would be excluded from that. Additionally, my wife are caring

passionate community members who are managing our Airbnb ourselves. We provide above and beyond care for our visitors and work extremely hard to take great care of our condo, our community, and our neighbors. We are not another vacation rental corporation. Please, please please, take our words seriously as these decisions impact hard working couples and families like us. We really want to share steamboat with our future kids and have this little condo as a keystone of our family. In order to do that we have to subsidize the high cost with a little rental income. Lastly, I am a strong supporter of STR regulation and applaud the work that is going on. It's critical residents of steamboat have an affordable place to live. I just want to make sure we do it in the best way possible for the thriving tourism that drives steamboats economy, and local steamboat residents.

Thank you for taking the time to read this.

Regards,

Matt and Cassidy Ryan

Please add
attachments here

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To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Tuesday, April 26, 2022 3:00:10 PM

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First Name	Robert
Last Name	Schlechter
Email Address	bschlechter@gmail.com

Questions or Comments

Please leave your comments or questions below:

My family and I have spent more and more time in Steamboat over the past 35 years and now are half time residents. We owned rental property at Torian which we occupied frequently, and then twelve years ago moved to a duplex which we do not rent and never have. We spend half of every year in Steamboat.

We were attracted to the quiet neighborhood on Snowflake Circle but have seen the corrosive effects of short term rentals on the neighborhood as well as relations among the neighbors. There has been misrepresentation of the Homeowners Association's unanimity around new permits (there is no unanimity) as well as a race to acquire STR permits. That is unfortunate and if the trend continues the previous neighborhood will lose any trace of the community feeling that attracted us, as STRs become the dominant influence. On our small street in the past two years, to my knowledge, four new permits for STRs have been submitted. They aren't all renting currently but the uncertainty has driven people to apply and if the rental option remains a "forever" component of the property for future buyers the future of what used to be a neighborhood is bleak.

When we rented our condo at the Torian there was accountability and there were rules on occupancy limits, noise, parking and trash. Those are nonexistent in the Wild West of STRs we are currently experiencing. We enjoy having windows open in the warmer months and grandchildren visiting but the environment of has changed with STR proliferation. That's too bad. The ultimate result is that at some point without regulation many property owners who don't rent will look elsewhere... further and irreversibly changing the neighborhoods that were once quieter and friendlier.

Bob and Beth Schlechter

Please add
attachments here

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To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Tuesday, April 26, 2022 11:35:47 AM

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First Name	Windy
Last Name	Schneider
Email Address	windyschneider@gmail.com

Questions or Comments

Please leave your comments or questions below:

Hi,

I am trying to understand the proposed STR rules and regulations and have some questions. It looks like Mustang Run off Whistler Rd. is now zoned as Prohibited- Zone C. In reviewing the draft licensing code, it seems as if properties in Zone C can get a restricted permit or be a legal nonconforming short-term rental lawfully established prior to the effective date of the Short-Term Rental Overlay zone and registered with the City in accordance with the provisions of the Community Development Code. It is my understanding that only VHRs had to have a license prior? I want to be "grandfathered" in as I rented out my unit over Christmas 2022 and want the ability to rent my unit in the future when I'm traveling. I'm a full-time resident here in Steamboat and feel I should be able to rent out my unit periodically to supplement the high cost of living here. Could you please explain how I can be considered as a lawfully established rental? And how can I ensure I am granted a license if these rules are put in place?

I feel all full-time residents and those that contribute to this wonderful community should have the opportunity to help pay for the high cost of living here by temporarily renting out their homes during the year. I work from home and therefore can't have a roommate coming in and out. I cover all costs of my 3 bedroom/2 bath unit on my own. I was lucky enough to purchase last year, and as you know, that was a significant investment. To continue to live here, I need the ability to occasionally rent and feel I should have that opportunity as much as anyone else here.

Thank you for your time and help in this matter.

Regards,

Windy

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attachments here

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To: [Karen Lewer](#)
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Date: Wednesday, April 27, 2022 2:36:47 PM

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First Name	sheryl
Last Name	chandler
Email Address	sheryl.l.chandler@gmail.com

Questions or Comments

Please leave your comments or questions below:

Dear Planning Commission,

Hi, I'm Sheryl Chandler. My husband Paul and I rent out our Quail run condo and we care a lot about Steamboat. We ski, we soak, we play tennis, and we bike with our 9-year-old son Wade. And we've learned a lot about hunting from our neighbor Jordan and his huge freezer full of moose meat.

We want this community to be an amazing place that people want to visit just like we do. The overall community character of Steamboat is that of a resort town and is growing into a much bigger one. All of this means long-term planning, not banning short-term rentals, is the key to managing tourism, and maintaining the joie de vivre vibe we all dig about Steamboat. Frankly, I'm not sure reducing the number of short-term rentals will do anything.

It feels like short-term rentals are getting pinned for things that are much bigger macro-challenges in Steamboat including housing supply and availability.

I urge you to think long-term when adjusting fees and permit numbers or considering bans. A knee-jerk reaction and ban on short-term rentals will only lead to more empty houses and less revenue for Steamboat to address the challenges we have.

We want to help. But short-term rentals are not the boogeyman. An \$800,000 home sitting empty for 50 weeks a year is not going to help our community. Filling it with guests and taxing it can generate revenue that can help build affordable housing. Short-term rentals have a role to play in fixing some of Steamboat's challenges. We support balanced and enforceable regulations to help Steamboat capture revenue while realizing the benefits rentals provide.

With a ban or strict overlay, we will see more empty houses and less revenue for Steamboat to address the challenges we have. And bans on short-term rentals could reduce property values for both second-home owners and locals alike. The property tax base goes down and for local residents, their asset is less valuable when you have empty homes in the town. Who does that help?

Let's look long-term together.

Thanks,
Sheryl Chandler

Please add
attachments here

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Dear Steamboat City Council & Planning Commission,

I have owned half of a duplex on Snowflake Circle for the last five years. I am a Colorado resident and enjoy the use of this property part-time and I appreciate that I have the right to rent out my property on a nightly basis (legally with a permit) in order to defray my ownership costs. I consider myself to be a conscientious and caring neighbor and have not received any complaints about my home, my guests, or my property manager. I am greatly distressed that the city has added back my neighborhood to the Red Zone, likely in response to many alarming letters from a few of my fellow neighbors, who absolutely do not represent the majority of the neighborhood.

Those who have been vocally against Short-Term Rentals on Snowflake Circle represent 23.7% of our Homeowner's Association. They have been loose and inaccurate with their facts. They use 36 homes as the denominator when doing their math, when they should be using 38 lots. They exaggerate the scope of the problem, and frankly have been evasive, hyperbolic, and vague when scoping the problem. After over 6 months of debating the topic, we still lack a factually scoped problem statement. One vocal opponent of STR's wrote up a submission claiming a large number of violations and disturbances ("excessive noise, public intoxication, public urination, parking issues, trash, speeding and suspected DUI, illegal fire and fireworks during fire restrictions") insinuating they were separate and frequently recurring incidents, when many of the alleged infractions are likely from the same incident(s) with the same nightly-renter or resident-offender. Many of the alleged infractions were subsequently determined to have been caused by full-time residents or their friends and family. Nightly renters were being falsely blamed for all incidents. Isn't it entirely plausible that not all disturbances are produced by nightly renters? I have yet to hear one of this vocal minority acknowledge that "Yes, some of the noise and parking issues were caused by residents and not renters", when they absolutely know that to be true. Some of the vocal minority have even been offenders themselves. The truth, as far as I have been able to piece together, is that in at least the last five years there has likely only been 2-3 total incidents involving nightly renters, affecting no more than 1-2 homes of full-time residents. And no incidents were significant enough to have risen to the level of a formal complaint to the HOA board until after the city made STR's an issue in the fall of 2021. There has been no dramatic change in the character of the neighborhood, except that the vocal minority has vilified both owners who rent on a nightly basis and all nightly renters. Most of those who are complaining about nightly renters on our street don't even live near a home with a VHR permit in active use. Isn't that strange?

Even if you kept our street in the Red Zone, the alleged disturbances and issues would remain at the same level as they have been because the residents and nightly renters would remain in the same proportion. And yet, the vocal minority would be very pleased with this result. This also makes no logical sense. Why complain about a problem and request a solution that really does nothing to solve the problem?

The majority on our street has been sympathetic and willing to accommodate to the vocal minority, but have remained largely silent until now. Most of our street wishes to be courteous, respectful, and neighborly. Most homeowners if properly made aware of a recurring problem would want to do something to prevent it from happening again. And so would their property managers. This is a time for us to act as neighbors again, and to politely ask our neighbors for a swift remedy to any potential problems. And if that doesn't work, then there needs to be mechanisms through the police or other enforcement bodies. But there also needs to be a mechanism to counteract false claims.

I believe that any changes and restrictions to the existing property rights on our street will harm the value of my home and the value of all homes on my street. When I bought my Steamboat property on Snowflake Circle, it was the most expensive property I own and still is. I hope someday to live here full-time. Until then, I need to be able to rent it out to help me defray costs so that I can continue to own it. Since I bought 5 years ago, several more homes have been bought and sold at ever increasing market values. We have all bought our homes with the understanding that as homeowners we will forever have the rights and privileges of use and/or income-generation that we had at the time of purchase. The desire to preserve value is why there have been so many new VHR permit applications since this issue came to light last fall.

The character of our neighborhood has been largely the same since I have owned for the last five years. There are about the same number of full-time and part-time residents. There are slightly more VHR permit holders than there were five years ago, but the number of homes actively renting on a nightly basis is about the same. The biggest problem in our neighborhood is this divisive STR issue. Since the city brought up the issue last year, it has pitted neighbor against neighbor and fostered a largely uncivil discourse with intense animosity that did not exist before. Any change in the character of our neighborhood is solely due to the attention focused on the STR process review.

I respect that there are differing opinions and a lot of emotions around this issue, but I firmly believe that we would all be best served by keeping any material impairments on our property rights within the purview of our respective neighborhood associations who are best able to assess and preserve the character of their own neighborhoods.

Preventing our street from renting nightly will be unlikely to add even a single unit to the long-term rental pool. And if there was even one unit available, none of the seasonal workers could afford it. Our neighborhood would not provide affordable housing.

Please do not keep Snowflake Circle in the Red Zone. Return Snowflake Circle to the Green Zone. Please do not approve any measures that would take away any of our property rights. Please leave such decisions to each HOA to decide for themselves. Please listen to the true majority and not just a vocal minority.

Thank you for your time and service,
Henry Fang

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Wednesday, April 27, 2022 9:31:18 PM

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First Name	Yvette
Last Name	Husty
Email Address	yhusty@cfl.rr.com

Questions or Comments

Please leave your comments or questions below:

To whom it may concern,

It has come to our attention that the city of Steamboat Springs is changing the land use in the area where we own a lot on Snow Flake Circ which is 1/2 mile from the ski area base. There is also a bus stop at the corner of our lot which takes riders to the ski base area. As this is so close to the ski area, it seems incomprehensible that it would be considered a red zone for short term rentals since when we bought it was a green area. If it becomes red, your choice to change it is potentially causing a decrease in our property value.

Some of the owners in this area who knew about this change and the impending moratorium on vacation home rental permits, have already obtained permits. It seems unfair that you could or would allow some people to rent and others not to be able to rent especially as this could decrease property values for some and increase for others. I can understand not allowing STR in neighborhoods farther from the ski area, but as the ski area is expanding, there will be need for more rentals. Limiting short

term rentals seems counterintuitive. I can't imagine that the new owners of the ski area would want the number of visitors limited to only their rentals, which could raise the cost to rent very high.

We own a home in Steamboat though we live in Florida most of the year. We have vacationed in Steamboat for over 25 years and when we were finally able to, we bought a home there. We vacation with our family and friends. We support the community, we donate vacation weeks in our home to charities. We thought we were in a condo association, as that is what our property description says and that is how we are taxed. After the moratorium on permits, we were informed we need a permit to rent as we are really in a duplex. We are having to cancel rentals which will cause us to lose over \$10,000 in income. I understand there is a perceived problem that needs to be solved and issues that need to be addressed, but stopping short term rentals or severely limiting them is harmful to property owners and for those who rent their homes part time, you are causing harm to their income.

I would hope that you will consider the mountain side areas, rental areas as that is one of the main reasons people flock to the beautiful town of Steamboat Springs; winter and summer. Or if you would consider, grandfathering in people who did not know about the code changes that took affect in 2018 and allow them to get permits.

Thank you for your consideration,

Todd and Yvette Husty

Please add
attachments here

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To: [Karen Lewer](#)
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Date: Wednesday, April 27, 2022 7:14:44 PM

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First Name	Liam
Last Name	Norcup
Email Address	liamnorcup@me.com

Questions or Comments

Please leave your comments or questions below:

As a host of STR unit, I do not support the proposed amendments restricting STR's to a limited number of units for the following reasons:

If one of the main aims is to create more LTR, I doubt that it would be massively successful. We live in Denver; this is a holiday home for us that we rent out when we dont use it. Many hosts, like myself, will just not rent it out at all and use the property for occasional personal needs.

Steamboat has limited hotel accommodation. For a town spending millions on new facilities to attract more clientele it makes little sense from a financial and commercial sense to vastly reduce the beds available in town.

A home in our development, even with this legislation hanging over it, has just set a new ridiculous record. The horse has already bolted. A blanket ban on STR will not correct the market, just reduce Steamboat's ability to attract clientele.

Finally, and most importantly, the proposed amendments remove a non-voting, affluent population's rights to the property they paid a bargain for. This will result in mass litigation which will result in potential uncertainty for years and loss of revenue by all.

I love Steamboat, I come down Rabbit Ears and a smile hits my face. I'm sure many others do too. Changing the law will not impact my affection, but I think it is short sided for the town to prevent this income driver for the town to try and drive prices to an affordable level. It just isn't going to happen. Too many people love Steamboat and will do what we do and buy a holiday home there.

I would be happy to pay a license fee and be taxed for our STR to help the local economy. But banning it altogether will not achieve the desired outcomes and stretch the local infrastructure to breaking point.

Please add
attachments here

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To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Wednesday, April 27, 2022 2:58:52 PM

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First Name	Yulia
Last Name	Norcup
Email Address	ynorcup@yahoo.com

Questions or Comments

Please leave your comments or questions below:

This is feedback regarding the proposed amendments to the city's short-term rental (STR) regulations.

As a host of STR unit, I do not support the proposed amendments restricting STR's to a limited number of units for the following reasons:

- The main aim of creating more LTR is unlikely to be achieved via this vehicle. Many hosts (including myself) will forego rental all together and use the property for occasional personal needs or sell to long-term investors who will hold the property vacant.
- Even if the existing units in the "red zone" were to be rented to locals or mountain employees, the rental prices are such that employees cannot afford the rent and a host is unlikely to allow a large amount of renters to occupy the unit and split the costs due to wear and tear + enforcement issues
- Steamboat is greatly lacking in hotel capacity. Restricting STR options to travelers will severely reduce the number of travelers

able to visit the town. This is in contradiction to the town's ambitious expansion plans and desire to become a premier CO resort.

- The proposed amendments (if passed) removing an owner's ability to rent his/her property as they see fit will be litigated which will result in potential uncertainty for years and loss of revenue by all.

An alternative solution which will address some of the council's concerns would be to impose a licensing requirement on all the STR units and use the resulting revenue to fund affordable local housing.

Please add
attachments here

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From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Wednesday, April 27, 2022 12:00:56 PM

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First Name	Zac
Last Name	Livingston
Email Address	zac.livingston@gmail.com

Questions or Comments

Please leave your comments or questions below:

Hey Folks-

I own a second home in Steamboat at 621 Clermont Circle which I rent out during peak season when I'm not using it. My primary residence is in Boulder, CO.

I feel that the complex issue of short-term rentals (STRs) in individual neighborhoods can be effectively managed by HOAs for transitional neighborhoods such as my own, that exist somewhere between downtown and the resort area. (For neighborhoods downtown and at the resort, I am in favor of city-wide regulations about STRs.)

The HOAs have the authority to make this local governance decision and they can do so based on a vote of the homeowner members. Especially for neighborhood such as Emerald Heights, city-wide regulations lacks such specificity and nuance, and therefore will enact regulations that are counter to the desires of the local homeowners.

Allowing the HOAs to handle the issue for these neighborhoods is the superior choice for now. Of course, that can always be changed down the road if we have clear data that such an approach does not work.

My own HOA provides clear evidence that local decision making at the HOA level does work correctly to address the concerns around STRs.

My HOA, the Emerald Heights HOA, currently allows short-term rentals but that it set to change this year. The HOA plans in the next year to have the homeowners vote to change that policy such that short-term rentals will not be allowed (but the 2-3 existing owners who rent their units could be grandfathered in to allow them to continue to rent .) I expect that the homeowners will vote unanimously in favor of adding such a restriction.

Please leave transitional neighborhoods such as mine out of unnecessary, heavy-handed STR regulations that will absolutely fail in some cases to implement the will of the homeowners in these neighborhoods.

Thanks,
-Zac

Please add
attachments here

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To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Wednesday, April 27, 2022 10:52:29 AM

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First Name	Jennifer
Last Name	Wuamett
Email Address	jenwuamett@yahoo.com

Questions or Comments

Please leave your comments or questions below:

We are writing to you to express our concerns regarding the direction in which the City Council and the Planning Commission are heading with respect to new regulations and rules to be imposed on short term rentals in Steamboat Springs.

We are the owners of one half of a duplex on Snowflake Circle. We purchased the property in March 2020 after a search for a property that (1) could accommodate our large family, (2) was within walking distance to the resort and (3) could be rented on a short-term basis. We have a permit from the city to do short term rentals and we contract with Steamboat Lodging Co. to manage the property. We're unaware of any complaints from neighbors regarding the use of our property.

We are distressed by what we're reading the most recent version of the Council's proposed overlay zone and new regulations. We purchased our home as a vacation home with the understanding that we would be allowed to use it for short term rentals during times we do not use it personally. Our house represents a significant investment for us.

While some homeowners on our street are vehemently opposed to short term rentals and have made that clear to their neighbors and the Council and the Commission, there is not overwhelming (or even majority) support amongst our HOA property owners for eliminating the right of property owners to use their property in this manner. The Planning Commission's proposal to suddenly make Snowflake a restricted or "red" zone comes out of the blue, is inconsistent with the prior designated for our neighborhood, and is likely to be inconsistent with our HOAs local process and determination. Our HOA has not completed its evaluation and decision-making process so we don't understand the rationale for or support the abrupt change in direction by the Planning Commission regarding our neighborhood designation, which was previously "light green".

We respectfully ask that you leave the issue of whether Snowflake Circle is going to allow STR's to the purview of the homeowners on Snowflake Circle and Snowflake Court through our HOA and revisit the draconian and abruptly revised measure now being proposed to change our neighborhood into a "red zone".

We are seriously concerned that the ordinance and related rules currently proposed are overly broad and not reasonably tailored to address the key concerns while also balancing property rights of home owners. Please see attached letter for further comment. Thank you for your consideration.

Please add
attachments here

[Letter to Planning Commission.docx](#)

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Ladies & Gentlemen,

We are writing to you to express our concerns regarding the direction in which the Steamboat Spring City Council (the "Council") and the Planning Commission are heading with respect to new regulations and rules to be imposed on short term rentals in Steamboat Springs.

We are the owners of one half of a duplex on Snowflake Circle. We purchased the property in March 2020 after a search for a property that (1) could accommodate our large family, (2) was within walking distance to the resort and (3) could be rented on a short-term basis. We have a permit from the city to do short term rentals and we contract with Steamboat Lodging Co. to manage the property. We're unaware of any complaints from neighbors regarding the use of our property.

We understand that there at least two sides to this issue and that many folks are unhappy with the growth of short-term rentals in Steamboat. But we are distressed by what we're reading the most recent version of the Council's proposed overlay zone and new regulations. We purchased our home as a vacation home with the understanding that we would be allowed to use it for short term rentals during times we do not use it personally. Our house represents a significant investment for us. If we lose the right to short term rent, we would not rent it on a long-term basis, so it would not be a source of "affordable housing".

We thank the Council and the Commission for supporting grandfathering in all of the existing STRs and believe this is a very important aspect of whatever rules ultimately pass. But we remain concerned about other aspects of the rules the Council is planning to implement, some of which appear to be extreme measures that overly restrict or remove vested property rights. While some homeowners on our street are vehemently opposed to short term rentals and have made that clear to their neighbors and the Council and the Commission, there is not overwhelming support amongst our HOA property owners for eliminating the right of property owners to use their property in this manner. The HOA governing the Snowflake Circle properties has undertaken a process for determining whether changes should be made to our local by-laws to address this topic specifically. The Planning Commission's proposal to suddenly make Snowflake a restricted or "red" zone comes out of the blue, is inconsistent with the prior designated for our neighborhood, and is likely to be inconsistent with our HOAs local process and determination. Our HOA has not completed its evaluation and decision-making process so we don't understand the rationale for or support the abrupt change in direction by the Planning Commission regarding our neighborhood designation, which was previously "light green". We respectfully ask that you leave the issue of whether Snowflake Circle is going to allow STR's to the purview of the homeowners on Snowflake Circle and Snowflake Court through our HOA and revisit the draconian and abruptly revised measure now being proposed to change our neighborhood into a "red zone".

We also understand that the Council and Commission propose a "one strike rule" where one (even minor unsubstantiated) complaint or the City's sole discretion can lead to a very material fine and/or STR license suspension. We also understand that the City Council proposes that it would be the final arbiter of its own such decision, not Municipal Courts, leaving no route for due process to address any issues of unfair application of the Council's own rules. While we support reasonable regulations to manage short-term rentals, as attorneys we are quite disturbed by the proposal of a process that allows for arbitrary, unappealable imposition of significant penalties that impact property rights. We request that as part of the enforcement process, all complainants should be publicly known and required to provide evidence for any such complaint or accusation. An unfounded, anonymous hotline call shouldn't be considered an actionable complaint. We also propose that a smart fine system be deployed and the fine schedule should be documented, not arbitrarily decided at a hearing. Fines should be categorized based on the level of disruption caused by the alleged violation.

Regarding the overlay zone proposals. We respectfully request that the Council and Commission temper the zeal to move straight to drastically restricting or removing the vested property rights of homeowners and instead proceed with a more balanced approach that first allows some time to see if the monitoring and enforcement measures already being put in place effectively address concerns raised around things like noise, trash and parking issues. We are seriously concerned that the ordinance and related rules

currently proposed are overly broad and not reasonably tailored to address the key concerns while also balancing property rights of home owners and will only force negatively impacted owners to vigorously defend their rights through legal channels, resulting in an enormous waste of both public and personal resources.

Thank you for your attention to these important matters.

Sincerely,

Jennifer Wuamett and Paul Reidy

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Wednesday, April 27, 2022 10:09:01 PM

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First Name	Todd
Last Name	Husty
Email Address	tmhusty@himexperts.com

Questions or Comments

Please leave your comments or questions below:

City of Steamboat Springs planning commission and, the city of Steamboat Springs;

My first experience in Steamboat Springs was the winter of 1967 when I was a sophomore in high school. I have spent a significant amount of my life part-time or full-time in Colorado including living in Yampa Valley and living in Vail Colorado the year before medical school. Steamboat Springs was my personal go to place. My family, all Floridians, shared my love of Colorado as we tried different locations for our winter and summer vacations. We kept coming back to Steamboat Springs.

When it became financially feasible to purchase our own residence, we chose Steamboat, or maybe, Steamboat had already chosen us. As we all know, Steamboat Springs is not just a ski town, it is a community and always has been. It has been our perfect second home and likely our permanent retirement residence. We chose to participate in limited rentals in order to better afford our new second-home. No one through the purchase, discussion with the homeowners or agreement with a

rental company ever mentioned the need for a rental permit. None of the homeowners ever had one in our condominium Association.

It was an absolute shock to us and our fellow homeowners that the city had determined we are in violation of city ordinance. Quite frankly, we are still perplexed that we are legally a condominium and therefore, by your city ordinance, exempt from the requirement but yet, as our building types are duplexes, we are being held to the ordinance. We are also perplexed that we re-received no notification or warning. Many of us received a summons to appear in court as our first notification.

Our small neighborhood has always had short-term rentals. We have had no problems and no complaints. We are a tightknit group and unanimously agree that, if the city wants us to have permits that we will have permits. It is not about paying rental taxes or other fees because we have been since our inception with no complaints from the county or city.

Vail was having a problem around the time that I spent a year working there. The locals treated tourists as outsiders and even second-class citizens. It was palpable. Vail does not exist except as a resort. Steamboat Springs, on the other hand, has been in existence before there was a ski area. It has always attracted visitors but, what was obvious to my family, there has always been inclusion of visitors by locals. I'm afraid we are deviating from our origins and history. That is an invaluable loss.

Please be cautious and righteous in your deliberations. The outcome will have long term effects.

Please add
attachments here

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April 27, 2022

Steamboat Springs Planning Commission
City of Steamboat Springs
Attn: rbessey@steamboatsprings.net and tstauffer@steamboatsprings.net
37 10th St.
Steamboat Springs, CO 80487

Re: *Shadow Run Condominiums*

Dear Sirs and Madams –

This letter is sent with the unanimous approval of the Board of Directors of the Shadow Run Condominium Association.

The Condominium Declaration for Shadow Run Condominium was recorded on March 21, 1980, Reception No. 295145, in Book 500, at Page 381 of the Official Records of the Routt County Clerk and Recorder. Par. 2(f) of our Declarations expressly permits that “**our condominium units shall be used and occupied solely for dwelling or lodging purposes, including nightly and transient rentals.**”

As such, it is a property right of each of the unit owners of a Shadow Run Condominium since 1980 to use their unit for **nightly and transient rentals**, if they choose to do so. Vested property rights are critical to ensuring reasonable certainty, stability, and fairness as to the use of a particular property; and in order secure the reasonable investment-backed expectations of homeowners. A vested property right, once established, precludes any zoning or land use action by a local government or pursuant to an initiated measure which would alter, impair, prevent, diminish, impose a moratorium on development, or otherwise delay the development or use of the property as set forth in Condominium Declaration.

Consequently, the City does not have the legal right to revoke our right to use our units for nightly and transient rentals, if we choose to do so.

Shadow Run Condominium Association

By *Jeff Bergstrom*
Its President

cc. All City Council Members

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Thursday, April 28, 2022 9:22:54 AM

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First Name	Abbey
Last Name	Ahearn
Email Address	abigail_ahearn@yahoo.com

Questions or Comments

Please leave your comments or questions below:

We own a townhome in the Saddle Creek Townhomes North (proposed red zone) which we bought with the intention of renting out until we could move full-time to Steamboat. We spend our summers in Steamboat and, hence, would sell before renting our home out long-term should our HOA NOT vote to allow STRs (Incidentally, we know and like our neighbors, serve on the HOA, and believe they would call us directly with any problems.)

Echoing the comments of many others that I've seen, I am shocked that the Planning Commission is poised to make such a drastic decision in absence of data. I and others have tried to do some of the analysis ourselves with limited data. For example, I have asked both the County and City, via the Open Records Act, for information on tax income by zone and was surprised to be told that no such thing exists. Furthermore, the community survey conducted 2 years ago almost exclusively represents full-time residents, so I wonder how the City and Planning Commission can have any idea what the impact of this drastic change might be. Before making a decision, here is what I suggest (example attached):

Survey all of the STRs in proposed yellow and red zones (work with Granicus, Property Managers, or AirDNA to get the lists). Ask them the following:

If their STR ends up in an affected zone, how likely are they to:

- 1-Sell
- 2-Join a lawsuit
- 3-Keep their home and not rent it out at all/leave vacant
- 4-"Rent" to friends and family
- 5-Convert to LTR

My guess is you are going to very few conversions to LTR given the number of people who bought their STRs with the intention of STAYING there part time. Hence, you will have done nothing to alleviate the LTR problem before new units come online AND less tax revenue from the existing and proposed accommodation taxes. My hypothesis may be wrong, but it seems irresponsible to make such a decision without data.

Maybe those who want quiet will benefit from less traffic from renters, but I have to wonder what one would expect when they buy a home in the midst of condos and townhomes where one can walk (in their ski boots even) to a gondola? It's certainly something WE considered when weighing whether to buy our townhome or a single-family home on the other side of I-40 where our understanding was that STRs weren't allowed.

Thank you for your consideration. Please acknowledge receipt. I got little more than an automatic reply the last time I wrote.

Best,

Abbey

Please add
attachments here

[Example of Survey to Assess Impact of Rezoning.pptx](#)

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The city should consider surveying STR owners

1. Get contact information for all STRs in the proposed yellow and red zones (N=500 or so?). Work with AirDNA, Property Managers and Granicus (I think falls within the scope of their contract?) to do so.
2. Ask the following:
If your STR ends up in the [red/yellow] zone and your HOA does not vote to allow STRs, how likely are you to:
 - a. Sell
 - b. Join a lawsuit
 - c. Keep their home and not rent it out at all/leave vacant
 - d. "Rent" to friends and family
 - e. Convert to LTR

WHY? _____

If "sell," in what time frame?

If "Convert to LTR," what conditions would need to be in place, e.g.:

- a. Incentive from city (like Winter Park)
- b. Seasonal only

Analysis should then consider the pros and cons in light of that data – for example:

	Keep Vacant	Swap with Friends & Family	Sell	Join Lawsuit	Convert to LTR
___% of STRs	<ul style="list-style-type: none"> Probably High?? 	<ul style="list-style-type: none"> Probably High/Goes Hand-in-Hand with Keeping Vacant?? 	<ul style="list-style-type: none"> Moderate?? 	<ul style="list-style-type: none"> Moderate?? 	<ul style="list-style-type: none"> Low??
Positive Impact to Steamboat Springs	<ul style="list-style-type: none"> Quiet for the full-time neighbors 	<ul style="list-style-type: none"> Somewhat less of a negative impact on tourism dollars 	<ul style="list-style-type: none"> More housing inventory, but conversion to LTRs depending on who buys 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> May provide SOME offset to LTR problem depending on % conversion
Negative Impact to Steamboat Springs	<ul style="list-style-type: none"> Lack of tax revenue and tourism dollars 	<ul style="list-style-type: none"> No tax revenue Makes enforcement tougher/friends and families don't have to abide by rules of owners and property managers (e.g., dogs) 	<ul style="list-style-type: none"> ? 	<ul style="list-style-type: none"> Use of taxpayer dollars that could be spend elsewhere Community discord SS develops reputation for being unfriendly to newcomers 	<ul style="list-style-type: none"> Long-term renters (e.g., many young adults crammed together) may end up being more disruptive to neighbors than short-term renters who leave

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Thursday, April 28, 2022 3:21:52 PM

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First Name	Campbell
Last Name	Stubbs
Email Address	lstubbs56@aol.com

Questions or Comments

Please leave your comments or questions below:

I own a 2BR townhouse at Whistler Village that is my second home. I have spent over 60 days there this year and have also rented it in my absence through a professional property manager. Their rules are stricter than my HOA rules, with latter requiring property manager contact info.

Two of my neighbors are HOA Directors; I approached each about any disruptions and they had none to report. Likewise my Property Manager is also a neighbor and had the same observation. It seems that the Whistler community attracts family oriented visitors that prefers a "second home" atmosphere to that of a hotel and actual problems are scarce. It would seem that the goal of positive neighborhood and community character is already established.

Likewise, restricting STR use may have little or no affect on housing availability and certainly so in my case. I have been visiting Steamboat Springs for many years and I know that this is a historic and vexing issue.

The ordinance effort is well intended and I certainly support licensing and accountability. However any enforcement measures should be clearly spelled out and consistent with existing city rules. If the violator is a renter then enforcement should be directed at them, not the property owner.

STR property owners bring a great deal of value to the community both economically and in terms of quality of life when choosing a vacation spot. To overly restrict the supply would have a negative effect on the resort itself and by extension the city. It is my hope that City Council will take great care before excessively restricting STRs.

Sincerely,

Campbell L. Stubbs, III

Please add
attachments here

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April 28, 2022

Dear Planning Commission,

I am reaching out in regards to the proposed changes to the Short Term Rental Policy in Steamboat Springs. I have been a homeowner for the past 6+ years. I currently spend several months a year in Steamboat Springs & the rest of the year I do have my property available for short term rental. I have a professional management company that handles the day to day management. I plan at some point to make Steamboat Springs my primary home. The current national economics have changed the landscape of the real estate market & Steamboat is not the only area suffering from housing affordability & supply issues. I am about fair treatment to All property owners & development of new real estate to fit the needs of the changing economy. My opinions are as follows

For:

- 1) I am for restrictions in place on ONLY newly built/developed properties; this will allow buyers to purchase homes knowing what restrictions are in place.
- 2) I am for fair licensing of all rentals short & long term at same cost.
- 3) I am for a complaint hotline, for all properties, Short/Long term Term & owner occupied. All owners should have the same rules.
- 4) A limit on occupancy should be same for all properties and not restrict rentals any different than owner occupied. I would recommend 1person per 150sq ft.

Against:

- 1) I am against changing current zoning or rules in regards to Short or Long term rentals; Owners have purchased properties knowing the rules and restrictions they have. Changing restrictions or implementing any proposed overlay zones is taking away private property rights, which is unlawful & unfair to all owners. A zoning overlay will benefit some & hurt others both financially & with their property use. There is no fair way to discriminate from one owner/location etc. to the next.
- 2) I am against a cap on the number of short term and long term rental licenses. If there were to be a cap put in place every owner who as the ability or possibility of renting their home currently should be granted a license to rent & be able to keep that license as part of the property that conveys with title.
- 3) I am against a 1 person per 200sq ft occupancy limit. (1 person per 150 sq ft is reasonable.) This should apply to owner occupant & all forms of residential property.
- 4) I am against fines targeted only towards short term rentals. Fines should be fair to owner occupants, short term rentals & long term rentals.

Overall my opinion is that taking away property owners rights is unfair to any property owner. I feel that to solve the economic issues that have come from the growth of the economy. Efforts & money should be used to develop new property that can service the needs of the changing economy, Not trying to change what is currently in place. I feel that changing what a property owner owns and pays equal taxes on is unfair & unlawful.

Sincerely,

Joe Dirk

Owner: 3393 Covey Circle (Quail Run)



From: [Rebecca Bessey](#)
To: [Karen Lower](#)
Subject: FW: STR Overlay - Reese
Date: Thursday, April 28, 2022 12:11:19 PM

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

From: Andy Reese <andyreese@yahoo.com>
Sent: Tuesday, April 26, 2022 9:12 PM
To: Rebecca Bessey <rbessey@steamboatsprings.net>
Subject: STR Overlay - Reese

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Ms. Bessey,

I'm writing in response to the STR Overlay maps that will be discussed during the April 28th Planning Commission Hearing, and to express my deep dissatisfaction with the current limits proposed. My wife and I own a townhome in the Foxwillow subdivision, and have owned our townhome for nearly three years. We purchased the home with the intention of spending approximately 3 months per year in the home in the short-term, with a long-term plan of living there full time. In order to make this work financially, we have included some nightly rental income as part of our ability to make it work. We went to great pains to confirm with the HOA board that nightly rentals were allowed and would continue to be allowed via our covenants prior to purchasing the home in order to ensure the financial viability of our plan to fulfill our dream. To date, the experience has been a success. We routinely stay in our home and perform the various maintenance tasks that are needed while also enjoying all that Steamboat has to offer. On the maintenance side of things, we routinely hire local contractors to assist with repairs or upgrades. While in town, we also spend money with local stores, restaurants, and other local establishments. From a livability standpoint, our home has had no known complaints for noise or any sorts of disruption to our neighbors, and it is managed by a professional that resides in Steamboat and is available to deal with any issues that come up for our guests.

With so much at stake, we have closely monitored the ongoing discussion in the community about the housing stock, and have kept an eye on the various draft maps and code amendments. In general, we support these efforts, provided they are able to cure the intended problem. With regards to the licensing requirements and the conditions for a license, we fully support what has been proposed, and believe it will benefit the community. The most recent STR overlay is another story, as the most

recent map that will be considered dramatically reduced the areas allowing STRs.

We find this to be problematic for multiple reasons. The first is that the proposed changes directly affect our ability to keep our home, and I suspect we are not alone in this situation. This is just wrong - the City cannot and should not view the potential financial ruin of some individuals as the solution to a larger housing issue that has been a decade in the making. Furthermore, the inability of folks in similar situations to keep their homes could result in a flood of homes into the real estate market, causing significant loss of value for all homes. In addition to our personal harm, and the harm to the larger real estate market, the current map does not recognize the reality of what currently exists in our neighborhood. Our home is not located in an area of first-time homebuyers - it is a neighborhood of retirees and second homeowners. This is not a community that is going to help solve the housing issues that face Steamboat.

We fully recognize the serious housing issue facing Steamboat, but we believe that the solution as presented places an unfair burden on some homeowners while not actually addressing the underlying issues at play nor taking into account the desires of HOAs in the community. At a minimum, we hope you will reconsider the policy and allow for additional grandfathering of existing nightly rentals under the policy (provided they acquire the proper licensing), and would hope that additional thought and consideration be given to the limits shown on the current STR Overlay map.

Thank you for your time and consideration,

Sincerely,
Andrew and Melissa Reese
1679 Thistlebrook Ln

Ladies & Gentlemen,

We are writing to you to express our concerns regarding the direction in which the Steamboat Spring City Council (the "Council") and the Planning Commission are heading with respect to new regulations and rules to be imposed on short term rentals in Steamboat Springs.

We are the owners of one half of a duplex on Snowflake Circle. We purchased the property in March 2020 after a search for a property that (1) could accommodate our large family, (2) was within walking distance to the resort and (3) could be rented on a short-term basis. We have a permit from the city to do short term rentals and we contract with Steamboat Lodging Co. to manage the property. We're unaware of any complaints from neighbors regarding the use of our property.

We understand that there at least two sides to this issue and that many folks are unhappy with the growth of short-term rentals in Steamboat. But we are distressed by what we're reading the most recent version of the Council's proposed overlay zone and new regulations. We purchased our home as a vacation home with the understanding that we would be allowed to use it for short term rentals during times we do not use it personally. Our house represents a significant investment for us. If we lose the right to short term rent, we would not rent it on a long-term basis, so it would not be a source of "affordable housing".

We thank the Council and the Commission for supporting grandfathering in all of the existing STRs and believe this is a very important aspect of whatever rules ultimately pass. But we remain concerned about other aspects of the rules the Council is planning to implement, some of which appear to be extreme measures that overly restrict or remove vested property rights. While some homeowners on our street are vehemently opposed to short term rentals and have made that clear to their neighbors and the Council and the Commission, there is not overwhelming support amongst our HOA property owners for eliminating the right of property owners to use their property in this manner. The HOA governing the Snowflake Circle properties has undertaken a process for determining whether changes should be made to our local by-laws to address this topic specifically. The Planning Commission's proposal to suddenly make Snowflake a restricted or "red" zone comes out of the blue, is inconsistent with the prior designated for our neighborhood, and is likely to be inconsistent with our HOAs local process and determination. Our HOA has not completed its evaluation and decision-making process so we don't understand the rationale for or support the abrupt change in direction by the Planning Commission regarding our neighborhood designation, which was previously "light green". We respectfully ask that you leave the issue of whether Snowflake Circle is going to allow STR's to the purview of the homeowners on Snowflake Circle and Snowflake Court through our HOA and revisit the draconian and abruptly revised measure now being proposed to change our neighborhood into a "red zone".

We also understand that the Council and Commission propose a "one strike rule" where one (even minor unsubstantiated) complaint or the City's sole discretion can lead to a very material fine and/or STR license suspension. We also understand that the City Council proposes that it would be the final arbiter of its own such decision, not Municipal Courts, leaving no route for due process to address any issues of unfair application of the Council's own rules. While we support reasonable regulations to manage short-term rentals, as attorneys we are quite disturbed by the proposal of a process that allows for arbitrary, unappealable imposition of significant penalties that impact property rights. We request that as part of the enforcement process, all complainants should be publicly known and required to provide evidence for any such complaint or accusation. An unfounded, anonymous hotline call shouldn't be considered an actionable complaint. We also propose that a smart fine system be deployed and the fine schedule should be documented, not arbitrarily decided at a hearing. Fines should be categorized based on the level of disruption caused by the alleged violation.

Regarding the overlay zone proposals. We respectfully request that the Council and Commission temper the zeal to move straight to drastically restricting or removing the vested property rights of homeowners and instead proceed with a more balanced approach that first allows some time to see if the monitoring and enforcement measures already being put in place effectively address concerns raised around things like noise, trash and parking issues. We are seriously concerned that the ordinance and related rules

currently proposed are overly broad and not reasonably tailored to address the key concerns while also balancing property rights of home owners and will only force negatively impacted owners to vigorously defend their rights through legal channels, resulting in an enormous waste of both public and personal resources.

Thank you for your attention to these important matters.

Sincerely,

Jennifer Wuamett and Paul Reidy

Dear Steamboat City Council and Planning Commission,

I am writing to you to express my concern regarding the direction in which the Steamboat Springs City Council (the "Council") and the Planning Commission are heading with respect to new regulations and rules to be imposed on STR's / VHR's in Steamboat Springs and specifically in the Flattops View Village HOA (Snowflake Circle and Snowflake Court).

I am a Colorado resident, and have owned a home on Snowflake Court for approximately three years and chose it based on the proximity to the mountain, the ability to rent our home when not in use, and ultimately to set the stage for us to move up to Steamboat permanently in the next 3-4 years when our children finish high school. We have a VHR permit from the city for short term rentals, and we work with Steamboat Lodging Company as they provide local and ethical support for renting and maintaining our home.

While I recognize the subject of VHR's is a hot topic in Steamboat, with varying views across the community, I find it deeply disheartening to see the set of regulations and restrictions currently being considered. We purchased our home based on the existing VHR permit and the understanding that it was allowed within our HOA bylaws. To potentially overrule our HOA's stated bylaws feels like overreach and we have been working within our community to find common ground where all owners can co-exist and exercise their property rights. Losing our right to rent our home would materially impact my family financially, and negatively impact our prospects to move there permanently in the future.

I thank the Council and Planning Commission for supporting grandfathering in all the existing VHR's as it helps me personally, however many of the proposed rules feel "extreme" to say the least. I purchased my home with an existing VHR, and I plan to sell it in the future with the understanding that the permit will remain with the property. After all, this was one of the original decision factors that led to our purchase in the first place. While it is abundantly clear that a minority of homeowners in our neighborhood oppose VHR's, I would like to reinforce that our recent survey suggests that there are strong beliefs from many neighbors that the "right to rent" is important to them. The HOA governing the Snowflake Circle and Court properties has undertaken a process for determining whether changes should be made to our bylaws to address this topic specifically. The planning commission's proposal to suddenly make Snowflake Circle and Court a restricted or "red" zone is diametrically opposed to the beliefs of a large number of the impacted homeowners. Our HOA has not completed its internal evaluation and I ask that you please consider the views of the majority of homeowners that support VHR's.

In addition, the proposed "one strike rule" raised by Council lacks clarity and fails to demonstrate the ability to effectively and fairly be administered. There are an overwhelming number of legal arguments that can be made against the proposed approach to due process (or lack of). I fully support reasonable regulations to manage VHR's that acknowledge property rights without the risk of negatively impacting the fabric of the community. Lastly, anyone filing a complaint should be publicly disclosed to enable constructive dialogue, versus creating the risk of anonymous complainants lodging self-serving claims that may not be warranted. The first step in unravelling our community would be to turn neighbors against each other without any type of civil discourse. Let's all focus on developing logical solutions for reasonable complaints that isolate "bad actors" but do not punitively impact homeowners that may have renters which inadvertently violate an ordinance in a minor way. Do the same rules apply for permanent residents that may violate "quiet hours" negatively impacting our evening or guests parking in the street? How will we drive reciprocity in universally setting

standards for community care?

I respectfully ask that you leave the issue of whether Snowflake Circle and Court are going to allow VHR's to the best judgment of the homeowners within the HOA. Most of us are trying to work together to deliver constructive outcomes, and please do not take drastic measures based on negative feedback from a few homeowners. My family LOVES Steamboat, and our little neighborhood near the base area, and I remain hopeful that the Council and Planning Commission will navigate toward reasonable measures that reinforce what an incredible place it is to live, work, play, and vacation.

Thank you for your time and service to the community.

Best regards,
Adam Weisswasser

From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Thursday, April 28, 2022 8:54:07 AM

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First Name	Chris
Last Name	Schellman
Email Address	Cschellman@hotmail.com

Questions or Comments

Please leave your comments or questions below:

Regarding vacation home rental overlay zoning: do you intend to materially change, or eliminate, the existing ski bus route? What was the purpose of the "condo" bus line other than to shuttle skiers, primarily visitors, to the gondola? Wouldn't an obviously simple solution be one that permits vacation rental within an appropriate proximity from the existing "condo" bus route? No discrimination, no "red lining", no bias. Simply logistics.

Please add attachments here

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From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Thursday, April 28, 2022 7:35:12 AM

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Planning Commission Contact Form

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First Name	Bryan
Last Name	Siegrist
Email Address	bryansieg@icloud.com

Questions or Comments

Please leave your comments or questions below:	Re: 3286 Snowflake Circle As the owner of this property I feel that I should be able to rent my own property - Short term or long term (although in fact I do not currently rent the property). Thank you for your consideration. G Bryan Siegrist, trustee for Siegrist Family Trust
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Please add attachments here	<i>Field not completed.</i>
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From: noreply@civicplus.com
To: [Karen Lewer](#)
Subject: Online Form Submittal: Planning Commission Contact Form
Date: Thursday, April 28, 2022 10:43:09 AM

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First Name	James
Last Name	Wachs
Email Address	wachs.7@gmail.com

Questions or Comments

Please leave your comments or questions below:

Hi,

I was reviewing the STR overlay zone map and wanted to ask if 3025 Columbine Dr. was included in the B5 zone. It is hard to tell from the map. I currently own and live part-time in one of the units in the Powder Ridge condos and short-term rent it when I am not living there. I would really appreciate it if this address is considered to be included in the allowed zone and I am happy to answer any questions.

Thank you,
Jimmy Wachs

Please add attachments here

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From: [Toby Stauffer](#)
To: [City Council](#)
Subject: FW: Debate on the STRs
Date: Wednesday, May 11, 2022 11:11:18 AM

Toby Stauffer, AICP, Senior Planner
tstauffer@steamboatsprings.net

Thank you for your patience. Review times are running longer than usual right now, we are short staffed and working hard to review all projects to keep them moving forward.

-----Original Message-----

From: Jennifer Spille <jspille@mac.com>

Sent: Monday, May 9, 2022 6:49 PM

To: Rebecca Bessey <rbessey@steamboatsprings.net>; Toby Stauffer <tstauffer@steamboatsprings.net>

Subject: Debate on the STRs

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Hello ladies,

I wasn't sure who to write, however, I saw your contact info on the Engage Steamboat site as possible recommendations for this topic.

I visited your lovely town last week and heard of the brewing debate on short term rentals. My initial thought was IF restricted and limited, Steamboat will lose out on tourism and a big revenue stream that it probably depends on to thrive. I wonder what overall revenue is for taxes and entertainment based on STR tourists? If inventory is greatly restricted, this will only cause visitors to pivot to another town or state. Long term, there is a big price tag to this decision that will negatively impact the commerce in Steamboat.

Understandably, the housing inventory is constrained for residents - but hoping that the housing authority that holds the land donated from the Ranch will get moving STAT on development to address this pain point.

Just my two cents as a tourist that would LOVE to come back and spend money in Steamboat.

Good luck navigating this hot debate. I just hope that those opposing STR really look hard at the cascading impact and the negative cost to tourism and revenue to the town - long term. The risk is big.

Jennifer Spille

From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Wednesday, May 11, 2022 1:43:49 PM

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Contact Information

First Name	Lauren
Last Name	Dobell
Email Address	bajalauren@hotmail.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	Please PASS and support the Short Term Rental map as shown in today's Pilot newspaper.
--	--

I totally support these restrictions and I would like even more properties added to the 'restrictive area', meaning add more areas and properties in the RED RESTRICTIVE AREA.

Thank you,
Lauren Dobell

Please add attachments here.	Field not completed.
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From: [Rebecca Bessey](#)
To: [Heather Oss](#)
Subject: FW: STR Steamboat
Date: Wednesday, May 11, 2022 2:00:07 PM

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

From: Julie Martine-Hoover <jkmartine@me.com>
Sent: Wednesday, May 11, 2022 1:33 PM
To: Rebecca Bessey <rbessey@steamboatsprings.net>
Cc: Toby Stauffer <tstauffer@steamboatsprings.net>; Tim Manzo <Tsmanzo2@gmail.com>
Subject: STR Steamboat

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To Whom It May Concern:

I was on the May 10th zoom meeting awaiting my turn for comment; however I will not be available for next Tuesdays zoom meeting. Enclosed are my thoughts and observations from the meeting.

1. I am the owner of 1169 Hilltop unit 305. I have been renting the condo for 5 years and I have **NEVER** had one complaint from any of my neighbors that are long term renters.

Retreatia, which manages the property, is a locally owned business that provides jobs to the locals.

2. I purchased this property because the HOA rules and bylaws **allowed** for STR. Changing the city rules now after people purchased their properties based upon allowing STR is **wrongful , harmful**, and possibly **unlawful**. This could bring about a class action lawsuit by people like myself that would

waste tax payers dollars and your time.

3. I purchased the property with the intent of using it for my retirement home. The STR offsets my costs to make this affordable at this time until I retire.

4. Without the STR, I would be forced to sell my condo. I could never use this as a long term rental; as the rent would not be nearly enough to offset my costs. My family, friends, and I use it often and it would be unavailable if used as a LTR.

5. The point of affordable housing is absolutely muted as a person buying a \$600,000-\$1,000,000 place would **NEVER** do long term rentals of \$2,000 or less as it is not economically viable and simply would be one of the worst investments ever.

6. The overlay plan proposed will **ABSOLUTELY NOT** solve the housing shortage... plain and simple.

7. One gentleman implied noise (fireworks) were from STR. To insinuate that STR are the ones shooting off fireworks is absurd. I know this to be true as it is illegal for one to transport fireworks over state lines as well as bringing them on an airplane!!! I have many friends in the area living there full time and they are the ones that use fireworks only when legally allowed due to the drought.

8. I drastically urge you to abolish this proposal and study other cities and towns as this housing shortage is not unique to Steamboat. It is very naive not to realize every ski town in Colorado and various other towns around the nation have this exact problem. No one has solved this by not allowing STR.

In closing I greatly urge you to consider abolishing this flawed plan. I do appreciate your time spent in trying to solve the problem. Please take more time to study the numerous other cities with the same issue. I hope to keep Steamboat thriving.

Sincerely,

Timothy S Manzo

From: [Carol Moore](#)
To: [City Council](#)
Subject: Shadow Run should be included in STR overlay map
Date: Wednesday, May 11, 2022 5:16:20 PM

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Dear City Council,

I just saw the latest overlay map and don't understand how Shadow Run can be in the red zone and yet the Villas at Walton Creek and the Walton Creek Condos, (which totally make sense to be in the red zone) are in the yellow zone. How did these properties flip flop from previous maps? All are on Walton Creek Road and Shadow Run should also be in the same zone as the other condo complexes. What is the difference? In fact, the Villas have a one car garage that makes them even more suitable for long-term rentals.

Shadow Run has many condos that were purchased for short-term rentals to allow the owners to come and use them, too. The entire exterior was remodeled that cost owners a lot of money. Many owners who rent them as STRs were hoping to get some of the over \$23,000 paid as a special assessment back via rental income.

When the special assessment was voted on and approved by the owners, the idea that they could get that money back was taken into consideration. At that time, City Council was not discussing eliminating their chance to use their condos and get some income via a STR to be paid back.

I'm curious how many owners at Shadow Run bought there because they live on the front range and wanted the option to stay in their condo on weekends or holidays.

Please reconsider the zoning of Shadow Run. It just doesn't make sense to place it in the red zone when neighboring condo complexes are in the yellow zone.

Thank you,
Carol

Carol Moore
Steamboat Sotheby's International Realty
C: 303.618.4966/970-846-8686
E: carol.moore@steamboatsir.com

From: noreply@civicplus.com
To: [City Council](#)
Subject: Online Form Submittal: City Council Contact Form
Date: Wednesday, May 11, 2022 9:46:49 PM

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Contact Information

First Name	Beth
Last Name	Abaye
Email Address	abayebeth@gmail.com

Questions or Comments

Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	Thank you for all your hard work to increase affordable housing for people that live and work in Routt County. I currently pay \$2,500 for 2 bedroom, one bathroom condo The same size condo is now renting for \$3,425. As a single mom, this is very concerning since I don't qualify for affordable housing. Will the City Council consider capping rent temporarily to help Routt County residents like me while we wait for more homes to become available for purchase?
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Thank you for your service,
Beth

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To: The Steamboat Springs City Council and Planning Commission

Re: Comments on Short Term Rentals and Recent City Council Meeting

I am writing as a full-time resident (637 Sandhill Circle) as well as a member of the City Planning Commission however, the opinions expressed are my own.

I watched the May 10th City Council Public Hearing regarding Short Term Rentals with interest. I have several comments and would like to respond to some of the commentary provided that evening.

There seemed to be a lack of clarity in both the substance of the ordinances and zone overlay map being proposed for consideration. While the presentation of material was clear it is possible that having reviewed this material many times creates a personal familiarity that some of the commentators do not have.

The goal of the Overlay map and supporting ordinances is pretty straight forward:

- Provide control of future expansion and proliferation of STRs in our community.
- Allow legitimately operating STRs to continue operating through Grandfathering
- Allow expansion of STRs in “Green Zones” in downtown and on the mountain.
- Provides transition areas (Yellow Zones) where STRs are capped at a certain number.

The information above has been provided in numerous presentations to Council and the Planning Commission but needs to be “re-emphasized” as many commentators expressed concern that all STRs in the Red Zones will be eliminated.

The Ordinances are also straightforward, albeit complex. They provide for the establishment of licensing procedures for all STRs and create an enforcement strategy to ensure compliance with rules that have been established. Some commentators expressed concerns with specific ordinance language and that should be evaluated.

Several commentators were concerned/upset about the designation of their HOAs in the overlay zones. While I am a little lost as to the importance of these changed designations given all existing STRs will be grandfathered it is important to provide clarification regarding these designations. During many discussions at Commission Meetings, we debated the possibility of having some of these areas available for long term rentals and/or entry level home purchases. We also debated the pluses and minuses of having HOAs express levels of self determination in their designations.

Allowing HOAs self-determination presents a concern for consistency in policy. The city has always allowed HOAs to have rules that are more restrictive than city rules but has not allowed rules that are less restrictive. Changing from a more restrictive zone to a lesser restrictive zone seems to fit the latter case. Some Commissioners also expressed concerns that HOAs did not necessarily represent residents wishes as opposed to Owners wishes. Regardless, any misgivings, the number of units represented by the HOAs commenting is relatively small. If Council decides to go against Planning Commission recommendations and accepts staff recommendations, I do not think there will be a significant impact either way.

There remains a concern that we are attempting to solve a problem that does not exist. This concern is only expressed by Second Homeowners who rent, the property management companies that represent

them and the real estate community. These concerns may be based on limiting expansion opportunities for their respective businesses by limiting STR growth.

On the other hand, the full-time residents of Steamboat have been very clear in saying there is a problem to be solved through the Engage Steamboat Survey and the numerous correspondence we have received on the subject. The concerns of our citizens cannot be minimized.

Some commentors have implied there has been steadily decreasing number of STRs and reducing future STRs could lead to economic chaos for our community due to reduced sales revenues. This seems to ignore the fact we are not changing the current number of STRs in the Green and Yellow Zones and are allowing expansion downtown and on the mountain. It also seems to ignore the fact our Sales Revenues and Taxable Sales on Lodging have increased steadily since at least 2018 despite a slight dip during the pandemic in 2020.

One commentor referenced the Mountain Migration Report as a reason to move cautiously forward. From my perspective the Migration Report underlines the need to move expeditiously as potential housing and population shifts are not going to wait for us to act.

I fully support the recommendations of the Planning Commission and Staff. I want to commend Planning Staff, especially Rebecca and Toby for their efforts and the efforts that will be required to implement recommended changes. I also want to thank the Council for their patience during these hearings and all the commentors who have elected to participate in the governance of our city.

Regards and good luck in your deliberations,

Louis R. Tortora