

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF STEAMBOAT SPRINGS OFFICIAL ZONE MAP TO ADOPT THE SHORT-TERM RENTAL OVERLAY (STR) OVERLAY ZONE, PL20220133.

WHEREAS, in accordance with Section 720 of the Steamboat Springs Community Development Code, a zoning has been initiated by the City of Steamboat Springs to adopt the Short-Term Rental Overlay (STR) overlay zone as depicted on Exhibit A; and

WHEREAS, the City Council hereby finds and determines that short-term rentals have reduced the availability of housing for the local workforce by creating demand for such housing on the part of employees and contractors who provide services to property owners engaged in short-term rentals and by removing housing units from the supply of long-term rental units; and

WHEREAS, the City Council hereby finds and determines that short-term rentals have a detrimental impact on the character of some neighborhoods and the community due to the transient nature of their occupancy and the fact that transient occupants do not participate in the community in the same way as long term residents; and

WHEREAS, the City Council hereby finds and determines that short-term rentals have a detrimental impact on some neighborhoods and neighboring property owners resulting from violations of City regulations, including those relating to solid waste, parking, noise, and traffic, due to the unfamiliarity of transient occupants with City regulations and the local mountain environment; the fact that short-term rentals are a holiday or vacation environment for some of their occupants; and also due to the lack of traditional neighborhood relationships between the occupants of short-term rentals and neighborhood residents; and

WHEREAS, the City Council hereby finds and determines that short-term rentals are an essential component of the City's visitor economy and lodging infrastructure; are a substantial contributor to the City's sales tax and property tax base; and operate in many neighborhoods with minimal impact to surrounding neighborhoods and property owners; and

WHEREAS, the City Council acknowledges that many owners of short-term rental property, having purchased, owned, and used their property for many years, have developed strong ties to the community and expect that they will be able to continue to be part time members of the community and/or transition to full time residence in the community and that in order to protect the expectations of such

property owners the Short-Term Rental Overlay and licensing ordinances provide for the issuance of licenses to registered lawfully nonconforming short-term rental properties and permitted Vacation Home Rental properties notwithstanding licensing caps or prohibitions created by the Short-Term Rental Overlay and licensing ordinances; and

WHEREAS, the City Council hereby finds and determines that it is necessary to the public health, safety, and welfare to adopt a comprehensive regulatory plan to reduce the impacts of short-term rental uses, including tax policy, land use policy, and enhanced licensing and enforcement measures; and

WHEREAS, this ordinance establishes an overlay zone to allow, restrict, and prohibit short-term rental uses in various geographical areas of the City for the purpose of minimizing the impact of short-term rentals in those areas.

WHEREAS, the Planning Commission of the City of Steamboat Springs considered the same at a public hearing held on April 28, 2022, found that the request is in compliance with all of the Zone Map Amendment criteria of Section 720.B of the Community Development Code, and recommended approval of the Zone Map Amendment; and

WHEREAS, the City Council of the City of Steamboat Springs has considered the Planning Commission recommendation and finds that the request is in compliance with all of the Zone Map Amendment criteria of Section 720.B of the Community Development Code; and

WHEREAS, the City Council considers that it is in the public interest to rezone the subject property in accordance with the provisions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, THAT:

SECTION 1. The City Council specifically finds that the procedures for an Official Zoning Map Amendment within the City of Steamboat Springs as prescribed in Chapter 26 of the Steamboat Springs Revised Municipal Code, have been fulfilled, and the Council hereby approves the rezoning for the subject property as set forth below. The City Council also finds that this ordinance is necessary for the health, safety, and welfare of the community.

SECTION 2. Pursuant to Chapter 26 Section 720 of the Steamboat Springs Community Development Code, the properties identified in Exhibit A are hereby zoned as the Short-Term Rental Overlay (STR) overlay zone.

SECTION 3. In accordance with Chapter 26 Section 720 of the Steamboat Springs Community Development Code, the Director of Planning and Community Development is hereby directed to modify and amend the Official Zoning Map of the City to indicate the zoning specified above.

SECTION 4. That pursuant to Section 7-11 of the Charter of the City of Steamboat Springs, Colorado, the second publication of this ordinance may be by reference, utilizing the ordinance title.

SECTION 5. A public hearing on this ordinance shall be held on _____ at any time after the meeting is called to order at approximately 5:00 p.m. in the City Council Chambers at Centennial Hall, at the corner of 10th Street and Oak Street, Steamboat Springs, Colorado, or by remote attendance at <https://us02web.zoom.us/j/985289877>.

SECTION 6. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith. Section 1-13(b) of the Revised Municipal Code shall apply to preserve any causes of action existing as of the effective date of this ordinance pursuant to any ordinance repealed by this Ordinance.

SECTION 7. If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

SECTION 8. The City Council finds, determines, and declares that this ordinance is necessary for the immediate preservation of the public health, safety, and welfare.

SECTION 9. This Ordinance shall take five effect (5) days after its publication following final passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter.

INTRODUCED, READ, AND ORDERED PUBLISHED as provided by law, by the City Council of the City of Steamboat Springs at its regular meeting held on _____, 2022.

Robin Crossan, City Council President

ATTEST:

Julie Franklin, CMC, City Clerk

FINALLY READ, PASSED, ADOPTED, AND APPROVED this ____ day of _____, 2022.

Robin Crossan, City Council President

ATTEST:

Julie Franklin, CMC, City Clerk