

CITY COUNCIL COMMUNICATION FORM

FROM: Rebecca Bessey, AICP, Planning & Community Development Director
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THROUGH: Gary Suiter, City Manager

DATE: June 8, 2021

ITEM: Short Term / Vacation Home Rental Discussion.

<u> </u>	X	DIRECTION
<u> </u>	X	INFORMATION
<u> </u>		ORDINANCE
<u> </u>		MOTION
<u> </u>		RESOLUTION
<u> </u>		PROCLAMATION

I. REQUEST/ISSUE & BACKGROUND INFORMATION:

Council has previously provided Staff with direction to:

- Develop annual licensing requirements for all short-term rental uses.
- Contract for short-term rental compliance services.
- Develop an inspection program.
- Establish fees to cover costs.

Staff is moving forward with implementation of the licensing requirement and anticipate a Go Live in 2021.

In addition to establishing a licensing program, Council directed Staff to initiate a process to solicit public input and conduct a review of the City's permitting policies for short-term rentals. This policy review is intended to accomplish the following:

- Gather additional public input through opportunities for broad, balanced, and meaningful feedback.
- Review best practices.
- Work with Planning Commission.
- Amend the CDC, if needed and desired.

Staff are proposing a 3 to 4-month community engagement process to solicit public input. A Steering Committee is proposed to guide and develop content and questions to ensure they are balanced and meaningful. Opportunities for public input will include:

- Engage Steamboat webpage to serve as clearinghouse for information and input.
- Online comment form to provide one location to collect written public comment.
- Online questionnaire to collect feedback regarding the community's opinions and preferences.
- Interactive Exhibit to include a series of informational displays and input tools (offered both online at Engage Steamboat and in-person at Centennial Hall).

Outreach will be conducted via social media, the newspaper, presence at the Farmers Market, etc. to encourage participation in the above engagement opportunities.

At the completion of the community engagement process, Staff will summarize public input and findings, report to the community, Planning Commission, and City Council, and seek direction on next steps.

II. SUMMARY AND ALTERNATIVES:

Staff is looking for feedback on the following:

1. Does the Community Engagement Plan meet our objective of providing opportunities for broad, meaningful input?
2. Who would Council like to see on the Steering Committee?
3. Is the role of the Steering Committee adequate?
4. Should the City enact a moratorium on VHR Permits?

III. STAFF RECOMMENDATION:

Staff recommends moving forward with the community engagement activities and review of short-term rental policies. If Council decides to move forward with a moratorium, Staff recommends an initial duration of 9 months.

IV. FISCAL IMPACT:

n/a

V. LEGAL ISSUES:

A moratorium may be enacted as a temporary suspension of issuance of new VHR Permits for the purpose of researching and implementing code changes. A moratorium must be of a limited and specific duration; the duration can be

extended or rescinded as needed. If enacted, the City would need to act promptly to research and implement changes related to the land use and permits impacted by the moratorium.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

n/a

VII. CONSISTENCY WITH COUNCIL GOALS AND POLICIES:

This agenda item relates to Council's Housing goal to implement a short-term rental licensing program and modify short-term rental policies.

ATTACHMENTS:

ATTACHMENT 1: Staff Presentation.

ATTACHMENT 2: Public Comment.