

# CITY COUNCIL COMMUNICATION FORM

**FROM:** Rebecca Bessey, AICP, Planning & Community Development Director  
**THROUGH:** Gary Suiter, City Manager  
**DATE:** July 13, 2021  
**ITEM:** Short-Term Rental Policy.

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DIRECTION  
 INFORMATION  
 ORDINANCE  
 MOTION  
 RESOLUTION  
 PROCLAMATION

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## **I. REQUEST/ISSUE & BACKGROUND INFORMATION:**

In June 2021, Council directed staff to provide a range of policy options for regulating Vacation Home Rentals and/or short-term rentals with the intention of adopting any necessary code amendments within six months of the enactment of the VHR Permit moratorium.

Staff has created an Engage Steamboat webpage for the topic of short-term rentals, and the page has been populated with background information, meeting dates, maps, etc. to provide accurate and relevant information. The page also includes a comment field and questionnaire to solicit input from community members. Staff will provide Council with updates on public input throughout the policy review process.

Planning Commission's July 12 policy worksession is devoted to a discussion of short-term rentals, and Staff will update Council on Planning Commission's feedback.

There is a range of options for regulating short-term rentals, and some options are better suited to addressing specific problems. Options generally fall within the following categories of regulation:

- A. Regulate less

- B. Disincentivize
- C. Status quo – no change to existing policy
- D. Improve enforcement
- E. Broaden land use permit requirement
- F. Add more restrictive use standards
- G. Restrict to certain locations
- H. Limit density or concentration

More detail of these options is provided in Attachment 2.

## **II. SUMMARY AND ALTERNATIVES:**

Staff is seeking direction from Council on the following:

1. Define the problem to solve. What is Council's goal?
  - Review Vacation Home Rental policy?
  - Review policy related to all short-term rentals?
  - Address housing issue?
  - Address neighborhood character issues?
  - Other?
2. What policy options would Council like to explore further?

## **III. STAFF RECOMMENDATION:**

Staff is seeking direction at this time.

## **IV. FISCAL IMPACT:**

Fiscal impacts will be evaluated based upon direction received from Council.

## **V. LEGAL ISSUES:**

Legal issues will be evaluated based upon direction received from Council.

## **VI. CONFLICTS OR ENVIRONMENTAL ISSUES:**

Conflicts and environmental issues will be evaluated based upon direction received from Council.

## **VII. CONSISTENCY WITH COUNCIL GOALS AND POLICIES:**

This agenda item is consistent with Council's Housing goal which includes modifying short-term rental policies.

## **ATTACHMENTS:**

Attachment 1: Staff Presentation.

Attachment 2: Range of Options.  
Attachment 3: Public Comment.  
Attachment 4: CAST STR Matrix.