

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. ____

AN ORDINANCE EXTENDING THE TERM OF AND MODIFYING THE SCOPE OF THE MORATORIUM RELATING TO VACATION HOME RENTAL USES IMPOSED BY ORDINANCE NO. 2819

WHEREAS, the City of Steamboat Springs has in the exercise of its home rule authority pursuant to Article XX, Section 6 of the Colorado Constitution adopted a Community Development Code (“CDC”) that classifies short term rentals of single-family dwelling units and duplexes for more than two instances or thirty days annually (“Vacation Home Rental”) as a lodging use that is lawful use in various zone districts only if the property owner obtains a Vacation Home Rental Permit through the Limited Use Requiring a Permit process; and

WHEREAS, the City of Steamboat Springs is experiencing a severe shortage of housing for the local workforce at all income levels and the City Council finds that the diversion of the existing housing stock and newly constructed housing into the short term rental pool via the Vacation Home Rental permitting process and otherwise necessarily contributes to the City’s housing shortage; and

WHEREAS, the City Council finds that Vacation Home Rental uses in residential neighborhoods can have a substantial and negative impact to residential neighborhoods due to excessive noise, increased traffic, trash left unsecured from wildlife, and also through the erosion of community values and neighborhood character by replacing long term neighbors with short term visitors; and

WHEREAS, the City Council is engaged in a comprehensive review of City policy regarding Vacation Home Rentals and other short term rentals that may include licensing, contracting for short term rental compliance services, an inspection program, revenue measures, increased staffing, modifications to land use regulations, and other regulatory measures; and

WHEREAS, the City Council hereby finds and determines that imposing a moratorium on receiving applications for, review, and issuing or approving permits for Vacation Home Rental uses is necessary to preserve the status quo while the Planning Commission and City Council completes its review of the City’s regulatory framework for short term rentals generally and Vacation Home Rental uses in particular and that preserving the status quo will promote the public health safety and welfare by allowing for a deliberate and well-reasoned decision-making process; and

WHEREAS, the City Council finds that the impact of a temporary moratorium on Vacation Home Rental uses will have a limited impact on the economic interests of the owners

of single family dwelling units and duplexes because property suitable for Vacation Home Rental uses are equally suitable for residential uses, either owner occupied or through the long term rental market; and

WHEREAS, the City Council finds that review of the City's Vacation Home Rental regulations and consideration and adoption of amendments will not be complete until January, 2022; and

WHEREAS, the City Council having on June 10, 2021 adopted an emergency ordinance imposing a ninety day moratorium on the issuance of permits for Vacation Home Rental Uses and having further adopted Ordinance No. 2819 on August 30, 2021 to extend the moratorium through October 31, 2021 hereby finds that it is necessary to the immediate preservation of the public health, safety, and welfare to adopt this ordinance extending the moratorium on the issuance of Vacation Home Rental permits through January 31, 2022; and

WHEREAS, the City Council finds that certain neighborhoods subject to the moratorium imposed by Ordinance No. 2819 are predominantly characterized by short term residential uses and are not likely to be the subject the regulations under consideration and that it is therefore unnecessary to continue to include these neighborhoods in the scope of the moratorium imposed by Ordinance No. 2819.

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

SECTION 1. The term of the moratorium imposed by Ordinance No. 2819 is hereby extended through January 31, 2022. The moratorium imposed by Ordinance No. 2819 shall not apply in the geographic areas shown on the attached Exhibit "A".

SECTION 2. The City Council hereby finds, determines, and declares that this ordinance is necessary for the immediate preservation of the public peace, health and safety.

SECTION 3. 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 4. Pursuant to Section 7.6(h) of the Charter of the City of Steamboat Springs, Colorado, this ordinance shall take effect five (5) days following publication after final approval.

SECTION 5. A public hearing on this ordinance shall be held on _____, 2021 at any time after the meeting is called to order at approximately 5:00 p.m. by remote attendance at <https://us02web.zoom.us/j/985289877>.

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 the __th day of October, 2021.

Jason Lacy, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, City Clerk

FINALLY READ, PASSED AND APPROVED this _____ day of _____, 2021.

Jason Lacy, President
Steamboat Springs City Council