

# ATTACHMENT #5

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Saturday, January 22, 2022 9:51:23 AM

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## City Council Contact Form

### Step 1

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#### Note

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#### Contact Information

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First Name	Faith
Last Name	Jones
Email Address	faithvjones77@gmail.com

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#### Questions or Comments

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

Honorable Council Members,  
I am very concerned that there is a possibility that vacation rentals will be required to be 30 days or more. Our family has a small two bedroom condo on Yumpa View. We moved to Colorado to be close to our daughter and her family. We were very excited to purchase this small condo so our grandchildren can ski and enjoy Steamboat Springs on their holidays and their summer vacation.  
We rent out our condo at a reasonable price and most of our renters come for the weekend during the ski season and in the summer. This condo offers a shuttle to the ski resort as well as the downtown area where guests go to dinner and to shop. The ski passes at Steamboat Springs are very expensive and are three times the price we paid for the Tahoe Pass for Heavenly Valley.  
The ability for families to come and rent a condo for the weekend

will be eliminated and very few renters are able to vacation for 30 days. Our daughter is a biochemist and her total vacation time is only three weeks which means if any of her co-workers or friends rent our condo, the time will be less than 30 days.

When the City of South Lake Tahoe required a 30 day rental within the city limits, most of the owners sold their homes. We had a home across the street from Heavenly Valley and we were forced to sell it. Our partners reinvested their share in a condo in Nevada. The city of South Lake Tahoe lost millions of dollars in tax revenue and in vacation rentals when a 30 day rental measurement passed. Please reconsider any 30 day vacation requirement. As a Registered Nurse who has worked for over 30 years, I would hope you would allow us to continue to rent our condo on a short term basis.

Sincerely, Faith Jones, RN, PHN, MSN

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attachments here.

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Robin, Please help. thx

Dear Steamboat Springs City Council Members,

24 January 2022

I want to weigh-in on personal experience with the short-term rental issue in our city.

I've been a fulltime resident and worker in the local Steamboat economy for about 15 years. I was able to save-up and purchase a lower priced condo in 2013, when prices were recessed. It has been a lifelong dream of mine to live and work reasonably near the ski hill. I wouldn't be able to buy this unit or likely any unit at all at today's prices. My pay has in no way kept up with the real estate inflation.

I have loved having my own, small home, but I am now experiencing a very serious problem regarding the conversion to almost constant VRBO use in unit above me.

Two previous owners were good neighbors, but the current non-resident, owners from Ft. Collins, bought the unit above me and have been incessantly renting it out to groups of 5-6 people for profit. They are essentially running a budget, family hotel directly on top of my head.

The offending unit has Tile floors laid on plywood and there is no insulation in between the floors whatsoever. It is no way designed or built like a hotel room for noise mitigation.

While I understand that multi-resident buildings in general have some common noise, these constant groups of 5-6 people vacationing, partying and stomping around early in the morning in ski boots etc. are producing excessive noise that is unbearable. (and would be so to any "reasonable and prudent person"). (SBS CODE, Sec.10.55)

The owner of this offending property has stated that he believes it is completely within his rights to destroy my quality of life for profit, while sitting in his quiet home elsewhere. In trying to discuss this with him he continues to indicate that he plans to continue this indefinitely.

I've routinely measured Db levels of 87Db+ inside my home coming directly from this VRBO unit above me with two separate devices. Normal ambient Db in my home is +/- 46. The high threshold for "normal noise" in the SBS City Code is 55Db. (Sections 7.64 and 7.65)

In discussing this problem with, <sup>Greg</sup> ~~Dan~~ Jaeger, City Code Enforcement Officer, he admitted there is currently no clear procedure in place for Db measurement and enforcement of the 55db in our existing (City Code. Section: 7-64 & 7.65) No one I've spoken with even seems to know location of a city Db meter?

At Mr. Jaeger's suggestion, I spoke to police Sergeant Evan Noble #3060, regarding this issue. He indicated the SSPD has no Db measurement training and policy currently active, but did indicate that it was something he's used/seen in the past. He was very helpful and kind.

As suggested by both Sgt. Noble and Mr. Jaeger, I called the SSPD on 1/23/2022 when the noise became so bad, that I once again had to leave my home.

(1)

4 Pages

The responding officer, (Michael Yost #3152) was very helpful, but admitted having no training or idea how to enforce the "Decibel level" portion of the Code.

**Some Specific Suggestions to protect our rights and adhere to current city written code:**

- Every unit doing short term rentals should require a permit and be subject to noise and nuisance regulations. The "zone" idea is imperfect at best and I can personally think of numerous friends not falling into those ambiguous categories of use I've read about in the paper. I am removed from the ski hill, but being "Zoned" as if I live next to the Gondola.
- There should be a dedicated, properly trained and equipped enforcement team in charge of mitigating and enforcing "noise", "nuisance" and decibal levels over the 55db threshold for "Normal Noise" (they need Db meters for this.) This will ensure that permanent residents and workers are guaranteed their, " Right to peacefully enjoy their home" as specified in the SBS City Code. (Section10.55)
- Owners of offending Units should be held accountable with stepped penalties and appropriate fines based on rental rates for repeated violations. Currently the vacationers are cited, which is justified, but does nothing to stop the same cycle of offense and infringement on "quiet enjoyment" the following week. If they can't comply, permit should be revoked.
- There should be a reasonable limit and regulation stipulating people per sq. ft. and there should be required noise insulation between units as specified in HOTEL STANDARDS.

I am a 55 year old, U.S. Army Veteran of Operation Desert Storm. I simply seek quiet peace in my only home, when I'm not working. I am being routinely denied this, 100% due to VRBO noise intrusion from above me. I am awakened early in the morning often by 6a.m., on my day off, and am often kept awake after 11pm on work nights, by ever rotating groups of 5-6 tourists. This is causing me mental duress and I've spoken to my Boss about it as well. I've often had to leave my home and go elsewhere due to the noise.

I voted for all the new members of the Council, based on their commitment to solve these types of problems. I have faithfully paid my City taxes for many years, and I am appealing to you as a Council, to consider people like me in enacting enforceable rules to protect our rights.

I am a strong supporter of the SSPD and RCSO. I contribute to our community and I am the only person in this area certified to grant motorcycle endorsements on Colorado Driver's Licenses.

Please feel free to contact me for further input, and please protect the lives of regular people.

Sincerely,  
Joel Mayne



(2)

**ec. 7-64. Prohibited noise generally.**

- (a) The making and creating of an excessive or unusually loud noise within the city as heard without measurement or heard and measured in the manner prescribed in section 7-65 is unlawful, except as exempted under the provisions of section 7-62 or when made under and in compliance with a permit issued pursuant to sections 7-63 or 7-66.
- (b) No person shall operate any type of vehicle, machine or device or carry on any other activity in such a manner as would be a violation of subsection (a) of this section. Ord. No. 2399, § 1, 7-19-1

**Sec. 7-65. Maximum noise levels.**

For the purpose of determining and classifying any noise as excessive or unusually loud as declared to be unlawful and prohibited by this article, the following test measurements and requirements may be applied. The point of measurement for determining violation shall be at the property line of the impacted property.

- (1) Every activity to which this article is applicable shall be conducted in a manner so that any noise produced is not objectionable due to intermittence, beat frequency or shrillness. Sound levels of noise radiating from any property in excess of the db(A) established for the following time periods and zones shall constitute prima facie evidence that such noise is a public nuisance:

Zone	7:00 a.m. to next 11:00 p.m.	11:00 p.m. to next 7:00 a.m.
Residential	55 db(A)	55 db(A)
Commercial	65 db(A)	55 db(A)
Industrial	80 db(A)	75 db(A)
Agriculture and recreation (including parks and open space)	55db(A)	55db(A)

- (2) Individual citations for violations of maximum noise levels shall be separated by not less than eight (8) hours.
- (3) Periodic, impulsive noise including low frequency and/or shrill noises shall be considered a public nuisance when such noises are at a sound level of five (5) db(A) less than those listed in subsection (1) of this section.

**Sec. 10-55. Disturbing quiet enjoyment of home.**

- (a) No person shall recklessly engage in, or be responsible for, conduct which is so loud that it materially interferes with or disrupts another individual in the conduct of lawful activities at such individual's home. Whether or not noise is "so loud that it materially interferes with or disrupts" shall be measured against the objective standard or a reasonable person of normal sensitivity.

• **Sec. 10-55. - Disturbing quiet enjoyment of Home**

(a)

No person shall recklessly engage in, or be responsible for, conduct which is so loud that it materially interferes with or disrupts another individual in the conduct of lawful activities at such individual's home. Whether or not noise is "so loud that it materially interferes with or disrupts" shall be measured against the objective standard or a reasonable person of normal sensitivity.

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Tuesday, January 25, 2022 1:18:15 PM

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## City Council Contact Form

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#### Contact Information

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First Name	Ulrich
Last Name	Salzgeber
Email Address	salzgeber.ulrich@gmail.com

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#### Questions or Comments

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

Dear City Council members,  
I respectfully request that you reconsider your decision to deem that Mr. Buccino has a conflict of interest in regard to the short term rental/vacation home rental discussion.  
In what I like to refer to as the 1 degree of separation in Steamboat, I think a strong case could be made that each of you might have a conflict of interest in that discussion. Either through your businesses, employment or property ownership all of you could see an economic impact from the decisions that you will be making.  
Micheal brings a historical perspective that I believe is lacking in our current City Council.  
I believe that, like yourselves, Michael serves on the City Council to give back to the Community that has afforded him and his family a great quality of life. His intentions, like your own, are not self-serving nor focused on increasing the thickness of your

wallet/purse.

By eliminating his voice from the discussion you are depriving yourselves of hearing and viewing all sides of the issue. Please right this wrong and continue the discussions with all voices heard and all views respected.

Thank you for your consideration.

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attachments here.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Tuesday, January 25, 2022 11:07:08 AM

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#### Contact Information

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First Name	Brady
Last Name	Walters
Email Address	bradyewalters@gmail.com

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#### Questions or Comments

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Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	To whom it may concern, I am the owner of 2550/2552 Val Disere Cir. This particular property historically has always been a long term rental and a STR. Its zoned as a duplex. Prior to our ownership the upstairs was a STR and the downstairs was long term. Never once was there an issue. As a respectful property owner I do not want my rights taken away as far as my option to long term rent or short term rent. As long as there is a licensing program for STR's there should be specific areas of Steamboat that allow such rentals. Looking at the number of duplexes and zoning along Val Disere Cir there should be no reason or harm to offer STR to the public in this specific area.
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Tuesday, January 25, 2022 10:36:35 AM

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#### Contact Information

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First Name	CRAIG
Last Name	Weber
Email Address	craig.weber@hotmail.com

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#### Questions or Comments

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

I recently received a post-card from the Steamboat Streams Community Preservation Alliance advocating for short-term rentals (STR).

we are a second homeowner with our primary residence in Denver, and therefore are Steamboat tax payers, but not voters.

However, we are very supportive of the City Council's efforts to regulate STR and reduce their availability. Converting long-term rental properties to STR reduces the stock of available housing for hardworking Steamboat residents, particularly those dependent on rental housing.

Please continue efforts to limit STR, especially in all areas away from the ski mountain.

Craig Weber  
1250 Harwig Circle,  
Steamboat Springs, CO

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Please add  
attachments here.

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

**From:** [Michael Fitz](#)  
**To:** [Cathy Pleitz](#)  
**Cc:** [Rebecca Bessey](#); [Karen Lewer](#); [Anjelica Nordloh](#); [Sabrina James](#); [Toby Stauffer](#)  
**Subject:** RE: Who will listen now?  
**Date:** Wednesday, January 26, 2022 8:23:34 AM

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Understood Cathy, and I'm making sure they see this follow-up email as well. Thank you for feeling comfortable to reach out and participate! I'm not sure if you'll receive any specific response from Council or the CC'd folks but your comment will definitely make it to everyone who needs to see it.

Enjoy your day,

**Michael Fitz - Planning Technician**

Planning & Community Development | City of Steamboat Springs

PO Box 775088 | 124 10<sup>th</sup> Street | Steamboat Springs, CO 80477-5088

Phone 970.871.8231

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**From:** Cathy Pleitz <[REDACTED]>  
**Sent:** Wednesday, January 26, 2022 8:17 AM  
**To:** Michael Fitz <MFitz@steamboatsprings.net>  
**Subject:** Re: Who will listen now?

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Thank you for your quick response.

I zoom in to as many city council meetings as possible and do not feel my voice is being represented. The lack of response from all other city council members — when they ask for input .. is discouraging & disheartening, at best.

Cathy Pleitz

On Jan 26, 2022, at 9:07 AM, Michael Fitz <[MFitz@steamboatsprings.net](mailto:MFitz@steamboatsprings.net)> wrote:

Hi Cathy,

Thanks for reaching out! I am CC'ing our Director, Admin Assistant, Toby (the project planner who is doing a lot of the leg-work for City Council), and the City Clerks so they all see this well.

Have a great day and by all means let me know if you have any further questions/comments/concerns.

**Michael Fitz - Planning Technician**

Planning & Community Development | City of Steamboat Springs

PO Box 775088 | 124 10<sup>th</sup> Street | Steamboat Springs, CO 80477-5088

Phone 970.871.8231

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**From:** Cathy Pleitz <[REDACTED]>  
**Sent:** Wednesday, January 26, 2022 8:03 AM  
**To:** Michael Fitz <[MFitz@steamboatsprings.net](mailto:MFitz@steamboatsprings.net)>  
**Subject:** Who will listen now?

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Below are emails sent to each city council members re Michael Buccino, str and vcr.

Begin forwarded message:

**From:** Cathy Pleitz <[REDACTED]>  
**Date:** January 26, 2022 at 8:45:10 AM CST  
**To:** [hsloop@steamboatsprings.net](mailto:hsloop@steamboatsprings.net)  
**Subject:** Who will listen now?

Dear Heather -

I'm extremely disappointed in the removal of Michael Buccino from discussions of VHR and STR regulations and permits.

Having written the entire council twice, Buccino is the only council member to respond. No other member even acknowledged receipt of my emails.

How can I not think the city council is silencing the only member who listens and responds to members of the community?

Yes, his statement about his clients was inappropriate; however, all members bring their personal experience to the table in discussions. And — I trust they ALL do their best to set it aside when making decisions that impact steamboat's future

I am extremely disappointed in the city council's lack of simple acknowledgment of my emails and can't help but think — the council has now silenced the only member who listened.

Cathy Pleitz  
[REDACTED]

[REDACTED]

On Aug 23, 2021, at 6:04 PM, Cathy Pleitz

<[REDACTED]> wrote:

Dear Heather,

I have completed the online survey regarding short term rental and would like to offer an opinion on the overlay zone. In addition, I listened to the city council meeting last week, and was amazed at the councils position on STR and the overlay at the end based on what I heard from participants — and questioned whether (a) we were listening to the same people speak — or (b) council members already decided on the short term rental issue and were merely having the open forum for show.

***Background:***

Our family's 2nd home is located on Snowflake Court.

We first purchased property in the Enclave around 9 years ago with another couple. We alternated months, and our place stayed occupied 8 months out of the year with family and friends. We did not rent our home.

We sold our home 5 or 6 years ago, and bought our current home on Snowflake Court. We made several improvements over the years with the help of local contractors and maintain it in pristine condition — again with the help of local service providers.

3 years ago, our co-owners purchased a home in Dakota Ridge and completely renovated it with local contractors.

We bought them out, and now own our home Snowflake home outright. Our family and friends use it throughout the year — so our home is occupied by us at some point almost every month.

Almost 2 years ago, we listed our property with a professional property management company because we didn't want it to be vacant for weeks at a time — particularly in the winter when ice dams form and leaks damage the interior. Before renting, this happened twice! With renters, we are aware of a problem and can fix it before extensive damage occurs.

Before listing, we emphasized to our management company it was

- a) our home"
- b) could only be rented by individuals over 30
- c) limited to 8 guests
- d) company was to speak directly before renting to ensure clientele met our criteria
- e) could not be rented for less than \$350 a night plus \$425 housekeeping fee
- f) did not have or want a hot tub which could lead to night activity and noise
- g) guests could not bring their dog(s) to avoid barking and disturbance of neighbors
- h) outside security cameras were installed so I could monitor noise and activities and address it immediately, if necessary

We have had no complaints from neighbors or police, and rentals have been 95% families with kids and grandkids.

***Problems I have with overlay:***

1) you are "throwing the baby out with the bath water".

My guests eat in local restaurants, hire local guides, buy souvenirs, etc — pour money into your economy. Think of the impact on

businesses, restaurants, guides, ski rentals, etc when u eliminate these guests.

Sure you get rid of the problem guests - but you get rid of the good ones, also, that pour money into your community

2) We would never consider long term renters because

- a) it is our home and we frequently pop in and out throughout the year
- b) our restrictions would not allow seasonal employees due to minimum age and max number of guests
- c) high cost for long term renters wouldn't be a factor because of a and b

***Proposed Solution:***

1) eliminate overlay that does not distinguish owners, renters or problems

2) eliminate all rentals without a valid, up to date permit.

Why are people who haven't followed current law and people who followed law and obtained permits penalized the same?

3) eliminate problem homes that don't screen guests, or monitor for noise, garbage, etc violations. Three complaints — and you r out of rental business

Once again, why are owners who follow the rules being penalized like those who cause the problems.

4) allow rentals for certain amount of weeks per year, so owners personally use their home and it's not just rental property

5)if there is housing shortage, consider rental rates and whether it would be affordable for service workers to rent the property before taking it out of str with above considerations

6) eliminate new permits and grandfather current permit holders

7) cap number of permits per neighborhood. Start with current permit holders and add as space available.

8) require minimum rental of 4 or more nights to eliminate frequent turnovers and commotion in neighborhood

***Bottom line:***

A) overlay is too broad and doesn't distinguish between units and how they are operated

B) Steamboat economy will be instantly hurt as fewer people will come. Are businesses, restaurants and service people not being hurt enough because of COVID restrictions?

C) As Alterra is set to invest \$135 million into the resort, how will they feel when people chose to go elsewhere because their are no nice family homes to be rented for a week on the free shuttle within walking distance of the base.

Please feel free to contact me. I love our 2nd home community and want to see successful growth and change in the future. And — in essence, I feel like the proposed overlay will cause more problems that it will solve.

Cathy Pleitz

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Karen Lewer](#)  
**Subject:** Online Form Submittal: Planning Commission Contact Form  
**Date:** Thursday, January 27, 2022 3:51:17 PM

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## Planning Commission Contact Form

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First Name	Cathy
Last Name	Pleitz
Email Address	cpleitz@gmail.com

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### Questions or Comments

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Please leave your comments or questions below:

I'm extremely disappointed in the removal of Michael Buccino from discussions of VHR and STR regulations and permits.

Having written the entire council twice, Buccino is the only council member to respond. No other member even acknowledged receipt of my emails.

How can I not think the city council is silencing the only member who listens and responds to members of the community?

Yes, his statement about his clients was inappropriate; however, all members bring their personal experience to the table in discussions. And — I trust they ALL do their best to set it aside when making decisions that impact steamboat's future

I am extremely disappointed in the city council's lack of simple acknowledgment of my emails and can't help but think — the council has now silenced the only member who listened.

Just yesterday, I wrote the city council a 3rd time with my

thoughts on the removal of Michael Buccino from vhr and str discussions.

Michael and Dakotah were the only 2 members to respond to my email. Dakotah said city council members are taking the silent listener mode — whatever that means.

I have no idea how to reach out to the non responsive city council members. However, after three attempts — it seems they are not getting my emails, choosing not to read my emails, deciding not to acknowledge my emails — and are definitely not going to respond to my emails.

City council has asked for community input - but their lack of response leads me to believe they don't want it.

With Michael Buccino removed from the discussion — who will listen now?

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Please add  
attachments here

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Sunday, January 30, 2022 4:31:54 PM

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#### Contact Information

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First Name	Kate
Last Name	Shanks
Email Address	ksh76@att.net

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#### Questions or Comments

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

Hello Council Members,

First of all, I want to thank you for your time. I am emailing about the possibility of STR regulations. We purchased our condo at The Lodge at Steamboat in 2013 after visiting Steamboat following a charity auction purchase. We fell in love with Steamboat and were looking for an investment. We wanted to invest in a condo there so we could bring our children, make memories and eventually spend much of our retirement there. We are 5 years away from retirement and are desperately looking forward to spending many months in Steamboat. In the meantime, we are financially responsible with our condo, and rent our place out to people wanting to visit Steamboat and enjoy all it has to offer for the times that we are unable to be there ourselves. We just completely renovated our condo in 2021 and it is now a very modern mountain condo. We have had incredible

reviews stating how beautiful it is. We take great care of our condo as if it was our first home. We abide by rules and take great care of Steamboat when we are in town.

There are many people who have purchased second homes with the same intent as we have - for an investment and to be able to stay for long periods of time prior to and during retirement. To put regulations on STRs after purchase with the intent to offset costs when not in use by the owner, is irresponsible of the city. We have seen the changes in the town since our purchase in 2013 and have been shocked at all that has been built in the barn village and surrounding areas. When things were starting to really grow is when regulations should have been put into place. Not when people have made the purchase and have a future in mind for their investment. If you want to put regulations on future purchases, that is one thing, but to do it to people who have owned properties with the intent to rent is down right wrong and irresponsible of the city.

We ask that you really think about what this could do to the city, and owners, if you put regulations on already owned condos. Please do not put regulations on STRs that are already in place.

Thank you for your time,  
Kate and Matt Shanks

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attachments here.

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**From:** [Rebecca Bessey](#)  
**To:** [Karen Lewer](#); [Anjelica Nordloh](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Tuesday, February 1, 2022 10:34:23 AM

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

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**From:** Laura Aspendaisy <[REDACTED]>  
**Sent:** Tuesday, February 1, 2022 10:17 AM  
**To:** Rebecca Bessey <[rbessey@steamboatsprings.net](mailto:rbessey@steamboatsprings.net)>  
**Subject:** Short Term Rentals

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

Good morning,

Our neighborhood, Storm Mountain Reserve, centers around Hillside Drive above Tamarac Drive.

We currently have 3 permitted STR properties and do not want more. The properties at 60 & 105 Hillside Dr have been renting for several years with the typical problems of excess parking, loud music, puking over the deck and uncontrolled dogs. We have called the City and management companies but enforcement is nearly non-existent. The property at 61 Hillside Drive operates as a 1 bedroom air b&b with owners on-site.

At our neighborhood gathering in December all those in attendance agreed that we want to limit STR properties. I personally agree with the comments on your engage steamboat site; STR properties do nothing to enhance the livability of neighborhoods in Steamboat. We are located between town and the mountain with limited (yellow line) bus service. We do not want more STR permits and also request you create more definitive enforcement with penalties.

Sincerely,  
Laura Anderson  
[REDACTED]

**From:** [Beth Melton](#)  
**To:** [City Council](#)  
**Cc:** [# BCC](#)  
**Subject:** Short-Term Rentals  
**Date:** Friday, February 4, 2022 4:03:58 PM  
**Attachments:** [20220204154526373.pdf](#)

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Dear City Councilors,

Please see the attached letter on behalf of the Routt County Commissioners. We appreciate the hard work you are doing to address the impact of short-term rentals, and we are here to support you.

Thanks,  
Beth

Beth Melton  
Routt County Commissioner, District III  
[bmelton@co.routt.co.us](mailto:bmelton@co.routt.co.us)

Office: 970.870.5220  
Cell: 970.291.1516

[Need local information about COVID-19 \(coronavirus\) in Routt County?](#)

Email [countyinfo@co.routt.co.us](mailto:countyinfo@co.routt.co.us)

Website [www.covid19routtcounty.com](http://www.covid19routtcounty.com)

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TO: Steamboat Springs City Council  
FROM: Routt County Commissioners  
DATE: February 1, 2022  
SUBJECT: Short-Term Rentals

Dear Councilors,

We would like to commend and support you in your ongoing efforts to address the impacts of short-term rentals on our community. We are aware of how politically charged and challenging these decisions can be, and we thought it would be worthwhile to provide our perspective and support for your work in this area.

For many years, Routt County and the City of Steamboat Springs have identified housing for workforce and seniors as a significant need. The Regional Affordable Living Foundation (RALF), founded in 1997, and then the Yampa Valley Housing Authority (YVHA), formed in 2003, have worked to ensure that local workers and seniors have a place to live. YVHA has ambitious goals to fill the gap, and they are largely meeting those. Unfortunately, the proliferation of short-term rentals means that they are swimming upstream.

While housing affordability and availability were once an issue that seemed to impact only Steamboat, those days are long gone. Now, people struggle to find housing they can afford in Oak Creek, Hayden, and even all the way to Craig. We have people commuting an hour from Craig to work in a job in Steamboat that pays them \$15 an hour. This is ludicrous and is not what any of us want for this community.

We know that you all have heard the many stories of people who "need" to have short-term rentals in order to afford their vacation home, their retirement dream, etc. We encourage you to be bold and prioritize the housing needs of our workforce. People who work in Steamboat should not be pushed out of our communities so that others can enjoy the luxury of a second home.

As you know, Routt County prohibits short-term rentals in the unincorporated parts of the county. We understand that all types of lodging have a role to play in supporting tourism in our economy, and we maintain that this use is most appropriate in municipal areas. We also remain actively involved in conversations with the state legislature to require tax equity for these moneymaking operations.

In sum, we support your efforts to identify appropriate regulations to limit and mitigate the impact of short-term rentals in Steamboat Springs on workforce housing throughout Routt County. The residents of Steamboat are county residents as well, and we stand behind you in your efforts to ensure that all our residents have access to housing.

Respectfully,



Beth Melton



Tim Redmond



Tim Corrigan

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Friday, February 4, 2022 2:59:17 PM

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#### Contact Information

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First Name Marianne

---

Last Name Salazar

---

Email Address mariannesalazar@bellsouth.net

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#### Questions or Comments

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

---

Please leave your comments or questions below.

Good afternoon to all: I have owned a townhouse at 4 Redwood Court in Whistler Park since 2001. I never rented it to anyone in 21 years. It was literally my second home. My association fees went from \$300 to \$660 per month, taxes went up, gas prices, electric. I was forced to rent it to a next door neighbor (whose rental unit was sold) on an annual basis to offset the costs. Since then, Sep. 2020, I have not been back to Steamboat to enjoy the home I've loved for 21 years. I now have four young granddaughters that I want to teach to love the outdoors and Steamboat. The only way I can keep my home and enjoy it is to be able to short term rent it to offset costs. Otherwise, I can no longer afford it. PLEASE do not drive me out of CO by blocking short term rentals. This is a ski town after all that thrives on tourism. thank you for your consideration.

---

Please add *Field not completed.*

**From:** [Julie Franklin](#)  
**To:** [City Council](#)  
**Subject:** FW: Short term rentals  
**Date:** Monday, February 7, 2022 11:31:29 AM

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**From:** Dakotah McGinlay <dmcginlay@steamboatsprings.net>  
**Sent:** Monday, February 7, 2022 9:40 AM  
**To:** Julie Franklin <jfranklin@steamboatsprings.net>  
**Subject:** Fwd: Short term rentals

Hy Julie,  
Would you mind sharing this with the rest of council? Thanks!

Kind regards,  
Dakotah McGinlay

Steamboat Springs City Council  
District III

---

**From:** Jennifer Summers <[REDACTED]>  
**Sent:** Sunday, February 6, 2022 5:23:28 PM  
**To:** Dakotah McGinlay <dmcginlay@steamboatsprings.net>  
**Subject:** Short term rentals

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Hi Dakotah,

I live in your district on Apres Ski Way. We have a lot of issues with short term rentals in our neighborhood. I've advocated hard against short term rentals and I want to show what some of the problems are we are dealing with as local homeowners surrounded by them. These people showed up this weekend with three giant trucks and a huge snowmobile trailer parked all over the place so barely one car can pass through the road at a time. These photos underestimate how ridiculous the situation is. When these people first arrived, they had all of their snowmobiles out of the trailer and in the road performing maintenance on them and we could hardly drive up to our house.

Thank you,  
Jen



**From:** [Toby Stauffer](#)  
**To:** [Anjelica Nordloh](#)  
**Subject:** FW: Letter to City Council regarding rental properties  
**Date:** Tuesday, February 8, 2022 11:29:57 AM  
**Attachments:** [Letter to City Council Regarding Rental Properties.docx](#)

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Please forward to City council- thanks!

Toby Stauffer, [AICP](#), Senior Planner  
[tstauffer@steamboatsprings.net](mailto: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:** Lisa Harner <[REDACTED]>  
**Sent:** Saturday, February 5, 2022 3:12 PM  
**To:** Toby Stauffer <tstauffer@steamboatsprings.net>  
**Cc:** Warren Harner <skypilot777@comcast.net>  
**Subject:** Letter to City Council regarding rental properties

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Hello Toby,

I recently contacted the City of Steamboat Springs Planning Department and spoke with Michael to inquire about further information regarding the efforts on the part of City Council relative to rental properties. Michael graciously explained several applicable portions of existing city code and recommended that I reach out in an effort to verify that our concerns as homeowners are received and considered. My husband and I submitted a letter to City Council in August 2021 and have continued to follow the process via the website and newspaper, in an effort to advocate for our community as well as for the preservation of the character of our home town. Attached please find an updated copy of our letter which we hope you might read and share with City Council as they continue their deliberations and decision-making process.

Thank you, in advance, for your kind attention and time!

Respectfully,

Lisa & Warren Harner  
[REDACTED]  
[REDACTED]

February 5, 2022

Dear Steamboat Springs City Council Members:

The following is revision of a letter we submitted to your attention in August 2021 which we respectfully resubmit hoping for your consideration.

We appreciate the attention and time you have dedicated to the impact of short-term rental properties upon our cherished home town. When we purchased our family home here in 1999, we were relocating to Steamboat Springs so that I might accept a position as a family physician, while my husband's career required that he be able to commute by air. Our children were looking forward to going to elementary and middle school with friends and neighbors, and we were all excited to be part of a community with shared common sense values. There were few affordable single home properties for sale in town at that time and we were fortunate to find one in a small single home community within close proximity to the hospital and ski mountain. At that time, the homes in our neighborhood were occupied by primary homeowners and families. However, over the past 22 years, many of them have been purchased by second or third homeowners, and several of them are vacation home rental properties. Occasionally, a rental property will be occupied by long-term tenants who are invested in maintaining a respectful community. However, the majority of the vacation home rental properties are leased to short-term tenants whose priorities differ greatly from those of us who have made this neighborhood our home. The negative impacts of short-term rentals which we have experienced in our community include disrespectful speech and behavior, lack of respect for private property within our fee simple community, noise which often exceeds city ordinance parameters, leaving garbage unsecured outdoors, increased traffic and uncertainty about personal security.

Where might a Steamboat Springs resident afford to live in order to expect that they can live in a neighborhood which is a community rather than a business commodity? Are the majority of us to be expected to live outside of town in order to access quiet enjoyment in our own neighborhoods, while tourists enjoy access to the amenities of the town of Steamboat Springs that we have all worked so hard to foster?

A previous article in our local newspaper detailing the issue and concerns to be addressed at the City Council meetings referenced a map of vacation home rental permits dispersed by neighborhood wherein the majority (35.55%) were located in the area south of Steamboat Resort which was defined as **south** of Walton Creek Road and east of Whistler Road. Our home is indeed south of the resort, but is **north** of Walton Creek Road and east of Whistler. As you attend to the residential communities that are directly and adversely affected by short-term rental properties, we respectfully request that you include our community as well (The Landings in Steamboat). Ours is a single home neighborhood comprised of fee simple properties which, unfortunately over time, has come to be surrounded by multiple family unit properties more aptly meeting criteria for the Residential Resort RR1 zone than do we.

We strongly endorse an accurate accounting of vacation home rental permits, requiring permits for short-term rentals of any kind, as well as setting definitions and policy parameters for all rental properties within the city. Perhaps consideration could be given to restricting the number of rental permits and parameters for single home communities such as ours, in an effort to respect and preserve neighborhoods. Additionally, as was suggested in a newspaper editorial, given that vacation home rental properties are managed as a business rather than a residence, it seems reasonable that they be accountable for business licensing and taxes.

Thanks to each of you as City Council Members, for your diligence and dedication, as well as for your kind attention to preserving the integrity of our Steamboat Springs residential communities, the citizens of which have nurtured our home town and share common values as stewards of our neighborhoods and city.

Respectfully,  
Lisa & Warren Harner

To: Karen Lewer <[klewer@steamboatsprings.net](mailto:klewer@steamboatsprings.net)>

Subject: Online Form Submittal: Planning Commission Contact Form

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## Planning Commission Contact Form

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First Name	Megan
Last Name	Gutschenritter
Email Address	<a href="mailto:megan@skyrun.com">megan@skyrun.com</a>

---

### Questions or Comments

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Please leave your comments or questions below:

Good Afternoon,

My name is Megan Gutschenritter, and I am a local business and home owner here in Steamboat Springs. My business is in short term rental management, and I have a few questions. I am trying to figure out who/what my best resources are for speaking up about small local businesses like my own. My property owners are obviously very concerned about the current conversations going on about STR's, and I am trying to figure out how to make our voices heard. Is SSPCA a good resource for us? It is hard to tell by their website what they are in support of, and there is not a number to call to find out. I want to find a group of people who understand what a ban/restriction on short term rentals could do to small business like my own. I'd also like an opportunity to voice my concerns as a local tax payer, business owner, home owner, and someone who's husband works as a first responder and

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dedicated member of our community. I feel like I represent an important population in this large conversation, and want to figure out where to go and who to talk to.

Any help would be greatly appreciated.

Thank you in advance for a response,

Megan Gutschenritter  
Owner of SkyRun Steamboat Vacation Rentals

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Please add attachments  
here

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Wednesday, February 9, 2022 9:13:19 AM

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#### Contact Information

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

---

#### Questions or Comments

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Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	First I would like to thank all of you for stepping up and serving. My comments are related to nightly rentals. I would like to know if the city is actively looking for illegal rentals. I appreciate that council has a temporary licensing hold. But what about the flagrant un licensed units? Thanks Matt Newman
--	---

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Please add attachments here.	<i>Field not completed.</i>
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Thursday, February 10, 2022 7:26:05 PM

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---

#### Contact Information

---

First Name	Joel
Last Name	Mayne
Email Address	sleepinggiantmototraining@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.

Dear Steamboat City Council,  
Please do the simplest thing in regards to increasing and improving access to recycling in our town.  
This is: put a convenient recycling center that doesn't charge money , where citizens can take their recycling and drop it off at convenient hours.

As cool as Steamboat is, it is by far the worst place I've ever lived in terms of difficulty in recycling even if you want to. I really want to recycle.

I pay taxes for many things, which I will never use, including schools etc. , but I have nowhere to easily recycle plastic, aluminum etc , which is good for the world.

Thanks for reading,

Joel Mayne

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Please add  
attachments here.

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*Field not completed.*

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**From:** [Karen Lewer](#)  
**To:** [Karen Lewer](#)  
**Subject:** FW: Online Form Submittal: Planning Commission Contact Form  
**Date:** Monday, February 14, 2022 7:41:33 AM

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Thursday, February 10, 2022 2:50 PM  
**To:** Karen Lewer <klewer@steamboatsprings.net>  
**Subject:** Online Form Submittal: Planning Commission Contact Form

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First Name	Cindy
Last Name	McCarty
Email Address	<a href="mailto:Cindy@CindyMcCarty.com">Cindy@CindyMcCarty.com</a>

---

### Questions or Comments

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Please leave your comments or questions below:

Planning commission, the letter below was previously sent to city council regarding VHR. I respectfully ask you to please consider the commentary below. My home at 1830 Bear Creek Dr is located within 1 mile of the base of the mountain and a 10 minute walk and adjacent to the core trail system, 1/2 a block from the city shuttle stop. It is reasonable to believe that tourists would be in this area.  
Thank you for your consideration.

Letter sent to council:

Hello council and thank you for taking time to read the comments below. I realize you are all faced with challenging decisions in the upcoming months and attempting to find balance for the community. I have followed the council meetings when possible and am encouraged to hear that there is collaboration with other cities too.

I purchased my first Steamboat home in 2013 after selling a home in Grand Lake. I have family friends that live in Steamboat part-time and we enjoy spending time together. I sold the townhome at Saddle Creek in 2018 and purchased in the now "controversial" Bear Creek to have a yard for my two senior dogs but stay within the same area. My previous property at Saddle Creek is a block away and can be seen from the street of my home at Bear Creek. I chose this area specifically for the proximity to my friends on Snowflake, the mountain, the bus line and the walkability to the trails and Whistler park. Bear Creek is within 1 mile from the base of the ski mountain and an easy walk for skiing. I knew being close to the base area in the mountain village that there would be more tourists. (I have had people knock on my door at midnight lost after getting off the bus at the wrong stop, etc...)

Since I moved part-time to Steamboat my goal has been to spend as much time as possible in Steamboat when not working in Texas or traveling. I cannot be in Colorado full-time so I offset some of the carrying costs by renting my home short-term. I also rent short term so I have the flexibility to use my home often and the property is not sitting empty and unmaintained while I am away for an extended length of time. I have always adhered to the city policies and permitted the property. The property was purchased as a 2nd home, is classified as a 2nd home and not an investment property from a financial position with the IRS. It does not qualify for a 1031 tax exchange from the previous property due to the length of time that I occupy the home personally and it is not used primarily as an investment property.

Despite the public statements made by two neighbors, there are responsible homeowners that rent their homes and take pride in ownership of their property. Since purchasing my home, I have invested in continuous improvements using local contractors. The roof replacement is already contracted for 2022 with a local Steamboat company. The home is professionally managed with local employees. Other than my dog getting out and running tripod through the neighborhood 2 years ago with an ACL

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Please add attachments here

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## Karen Lewer

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**From:** Karen Lewer  
**Sent:** Monday, February 14, 2022 7:41 AM  
**To:** Karen Lewer  
**Subject:** FW: Online Form Submittal: Planning Commission Contact Form

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Thursday, February 10, 2022 5:52 PM  
**To:** Karen Lewer <klewer@steamboatsprings.net>  
**Subject:** Online Form Submittal: Planning Commission Contact Form

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First Name	Kari
Last Name	Riegner
Email Address	<a href="mailto:kari.riegner@gmail.com">kari.riegner@gmail.com</a>

---

### Questions or Comments

Please leave your comments or questions below:

Hi my name is Kari Riegner, 406 Hilltop, and along with my husband, Matt and two kids, Tommy and Austin we are all Colorado natives who have been visiting and contributing to the Steamboat community for over 40 years. In May of 2021 we closed on the purchase of a duplex after receiving confirmation from the city in April that we could do short term rentals in our location. We also reviewed the HOA documentation which explicitly states we can do short term rental and confirmed with

the other half of the duplex that they already had a VHR permit and were actively engaged in short term rentals. We have been waiting for a number of months now to be able to submit for a vacation home rental permit due to the moratorium.

We would ask that the planning commission allow those of us who already completed our pre-submittal meeting with the city to move forward with our permit application; regardless of the new restrictions that are put in place. We made a significant financial decision for our family based on the information we were provided by the city and it put us in a very difficult financial position, despite our efforts to conduct the appropriate due diligence, including receiving confirmation we successfully complete the pre-submittal meeting with the city in April.

Additionally, we would ask the planning commission to not restrict short term rentals in the hilltop area. We intentionally bought our property in that area because it is primarily townhomes, duplexes, and condos used as second homes rather than a single family home neighborhood. For the past several years, this is the area where we have rented when visiting as it is the only area that is close to both the town and the mountain with nice townhomes that are large enough for larger families and a bus that runs down hilltop; a major connector through way.

I completely understand the councils desire to control the short term rental situation but we would ask that regulation changes be applied to those who have the opportunity to take that into their purchasing decision. Please allow those of us who initiated the application process by completing the pre-submittal meeting prior to the moratorium to move forward with obtaining a permit or license to rent so we can be part of this community while not being put in a difficult financial position.

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Please add attachments here

*Field not completed.*

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## Karen Lewer

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**From:** Karen Lewer  
**Sent:** Thursday, February 10, 2022 10:40 AM  
**To:** Karen Lewer  
**Subject:** FW: Online Form Submittal: Planning Commission Contact Form

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Thursday, February 10, 2022 9:10 AM  
**To:** Karen Lewer <klewer@steamboatsprings.net>  
**Subject:** Online Form Submittal: Planning Commission Contact Form

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First Name	Mark
Last Name	Smith
Email Address	<a href="mailto:msmith@mmtproductivity.com">msmith@mmtproductivity.com</a>

---

### Questions or Comments

Please leave your comments or questions below:

Hello. I understand you are meeting soon and one topic are short term rentals. We live in Evergreen Colorado ad we do have a place in Steamboat near the resort. We love visiting, spending our money in restaurants, shops, etc. We do offer our condo as a rental and hope that is still available for years to come.

This is a ski town. People expect to be able to rent nice places and they also spend a good dal of money at the resort, town

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and support a wide range of services for fishing, golfing, hunting, snow sports, hiking and more.  
Please do not eliminate short term rentals in Steamboat.

Mark Smith

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Please add attachments  
here

*Field not completed.*

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Thursday, February 10, 2022 1:12:21 PM

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#### Contact Information

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First Name	Doug
Last Name	Starkey
Email Address	doug_starkey@yahoo.com

---

#### Questions or Comments

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

I am writing about the recent decision to force the recusal of Council Member Buccino regarding the VRHP Moratorium vote because his business has customers that short term rent homes and condos. It is my understanding that Buccino also has customers that don't short term rent their homes or condos.

Steamboat Springs residences, whether they are a primary residence or used as a short term rental, are agnostic when it comes to maintenance and remodeling due to age or design trends. Home, duplexes, townhomes and condos all need updating over time; whether it's a boiler that needs to be replaced, a garbage disposal that fails, or the interior or exterior of a home needing paint due to sun damage or a change in color preference. Needing paint, a new sofa or an updated bathroom is not unique to a home or condo that is rented versus not rented.

Council Member Buccino isn't in a position to gain financially based on the number of short term rental units in Steamboat Springs because he has an interior design business. For the same reason, Council Member Sloop and her painting business are not in a position to gain financially based on the number of short term rentals in Steamboat. If one business is a conflict of interest, then both are.

Residences in Steamboat need help from all kinds of service oriented businesses from time to time, whether they are a short term rental, a second home that sit empty most of the year or a primary residence. City Council should take a more measured approach to deciding such serious conflict of interest issues.

One final note for any Council Member that owns property in zone that allows STR by right, like Downtown Commercial/Mixed Use, Resort Residential or Gondola zoning, or a property that already has a VHRP or will be allowed to STR by previous use. By restricting STR uses in other zones you are creating a scarcity in STRs in Steamboat. Limiting STR supply will increase the value properties that are still allowed to STR. The property value increase will be non-trivial. Owning property that will increase in value because you are reducing existing STR properties in Steamboat is a conflict of interest. Thank you for your consideration of my points and the time you all put into running our city. Sincerely, Doug Starkey

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Please add  
attachments here.

*Field not completed.*

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Friday, February 11, 2022 11:18:42 AM

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#### Contact Information

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First Name	Hunter and Beth
Last Name	Maddox
Email Address	mariposa@steamboatmariposa.com

---

#### Questions or Comments

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Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	Feb 11, 2022
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Hunter and Beth Maddox  
The Mariposa Bed and Breakfast  
855 No. Grand  
Steamboat Springs, CO 80477

To: City Council Members  
CC: Rebecca Bessy, Planning and Community Development Director

Dear Council:

We wanted to respond to your efforts to regulate Vacation Home Rentals within the City. and alert you to a potential unintended consequence of restricting or eliminating VHR in our neighborhood.

We are the owners and operators of the Mariposa Bed and Breakfast, located at 855 No. Grand St. The Mariposa started operation as a Bed and Breakfast in 1992 under a "Bed and Breakfast" special use permit issued by the City. The Maddox family took over from the original ownership in 2003, and have been in full-time continuous operation since. When the VHR regulations were first enacted, we were asked by planning staff to forego the B&B SUP and instead use the VHR regulations as authorization to continue the business. We have done that since the inception of the VHR regulations.

While we certainly understand the current need to regulate the VHR activities, we want to alert you that the exclusion of our neighborhood from allowing short term rentals would effectively put us out of business - a business that has been in operation for 30 years. Our B&B is different than the typical VHR. We are on-site, and serve breakfast with every stay. We are in the building and directly involved with our guests multiple times daily, and have never had an issue with unruly or loud guests and we provide 100% of all parking on site. We don't experience the impact issues that many VHR seem to have.

If it becomes necessary to eliminate VHR from our neighborhood, we ask that consideration be given to our specific use to assure us that we won't see any interruption in operation.

Thanks for your consideration,

Hunter and Beth Maddox  
Mariposa@steamboatmariposa.com

970-846-6971

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Please add  
attachments here.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Sunday, February 13, 2022 8:32:21 AM

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#### Contact Information

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First Name James

---

Last Name Vermillion

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Email Address [jvermill@aol.com](mailto:jvermill@aol.com)

---

#### Questions or Comments

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

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Please leave your comments or questions below.

For your information, I sent the following e-mail and attachment to the Steamboat Pilot & Today this morning:

I respectfully submit the attached letter to the editor for your consideration (also copied below the line). I believe it addresses the most significant policy issue facing the City of Steamboat Springs today; it fits within your 400 word limit, but honestly it was hard to fit all that needs to be said in that space.

As a bit of background, I retired from the US government as the George W. Bush White House's first Managing Director for the Millennium Challenge Corporation. The MCC was created as a new approach to foreign assistance, based on reinforcing policy environments in countries that were "doing the right things" with their economic, social and environmental policies. Before that, I served as the Associate Assistant Administrator for Democracy

and Governance programs at the US Agency for International Development, developing and overseeing programs to promote democracy, good governance and the rule of law around the world. Up until my permanent retirement, I served as the Executive Vice President and Chief Operating Officer of the International Foundation for Election Systems, where I designed, oversaw and evaluated programs to promote democracy and free and fair elections. Much of my career was related to policy analysis and diagnosis. My letter comes from that perspective as I look at Steamboat Springs today.

Please note that my son and I own properties at The Lodge and at The Phoenix but have no other holdings in Steamboat Springs, so we are not directly impacted by the discussions on short-term rentals, etc. to which my policy comment applies.

I will turn 77 in April. My son and I have been coming to Steamboat for years and it was always my dream to have a place in Steamboat where I could spend the summer and winter seasons, so I arranged my retirement funds to allow me that luxury in life. Sadly, the summer weather and smoke have made it more difficult for me to spend summers in Steamboat, but I still hope to keep spending my winters (and as much of the summers as I can) in Steamboat for the rest of my life. We love Steamboat and don't want to see what is becoming an overarching issue with a high likelihood of conflict grow in this wonderful city.

James E. Vermillion, Ph.D.

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Please add  
attachments here.

[Steamboat as a destination.docx](#)

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It is evident to anyone watching Steamboat City Council meetings that its members are diligent and hard-working and are trying their best to carry out their perceived role on the Council. My concern is not whether these individuals are hard-working, but rather that their time-consuming focus aims at the nuts-and-bolts of City operations with little apparent attention to the over-arching policy issues that form the basis for those operations.

Discussions of city priorities, housing availability and sources for city revenue seem to ignore the major underlying policy issue. Alterra, the main driver of Steamboat's economy, has plans to invest \$200 million in its Steamboat operation; the Council has a top priority of limiting the number of short-term rentals. Alterra's investment must pre-suppose increased profits based on increased attendance, primarily by over-nighters, not day-trippers. These two visions are inherently inconsistent and, over time will likely lead to conflict.

Either Steamboat needs a "future vision" consistent with that of the mountain or it should clearly tell Alterra that its planned major investment needs to be directed to another site, not Steamboat. The current path isn't fair to Steamboat's taxpayers or to Alterra's shareholders and employees.

Discussions related to sources of funding for City priorities raise a second serious policy issue. These discussions consider almost exclusively sources that shield "locals" from paying for perceived priorities and focus on increasing taxes on visitors, effectively increasing the cost of Steamboat as a destination. Raising the cost of Steamboat as a destination has direct impact on important variables such as occupancy rates and the types of visitors attracted. While these may not be important to the Council, they are certainly of interest to businesses and residents in Steamboat.

Over my years spending winters as another taxpayer on the mountain without representation, I have noticed that as the cost of Steamboat as a destination has risen, fewer families seem to be coming to town – replaced by an increasing number of affluent, often self-entitled, obnoxious young groups. This focus on increasing the cost of Steamboat as a destination instead of on who is coming to Steamboat is, I believe, a serious policy mistake that is not even being considered.

Council needs to engage the entire Steamboat community, including short-term rental owners and Alterra in developing a vision for the future. A vision based on conflicting agendas between the community's policy-makers and its primary economic actor is just misguided.

**From:** [Karen Lewer](#)  
**To:** [Karen Lewer](#)  
**Subject:** FW: Online Form Submittal: Planning Commission Contact Form  
**Date:** Monday, February 14, 2022 7:41:13 AM

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Thursday, February 10, 2022 6:25 PM  
**To:** Karen Lewer <klewer@steamboatsprings.net>  
**Subject:** Online Form Submittal: Planning Commission Contact Form

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## Planning Commission Contact Form

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---

First Name	Abbey
Last Name	Ahearn
Email Address	<a href="mailto:abigail_ahearn@yahoo.com">abigail_ahearn@yahoo.com</a>

---

### Questions or Comments

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Please leave your comments or questions below:

Hello,

I am an owner in the yellow area -- Saddle Creek Townhomes North. Our HOA has typically allowed STRs and we purchased with the intent of living there during the summer and renting out during ski season.

I was struck by the comparison of demand for rentals during 20

days vs. demand for long-term rentals 365 days per year. I think you also need to look at the supply side because I don't think you can automatically solve the 365-day problem by restricting the VHRs. In our case, if severely restricted, we would either (A) sell our home because we can't offset costs or (B) just not rent it out at all.

Scenario A (us selling) would not solve the 365 problem because a teacher or firefighter would not be able to afford our place (probably valued around \$900K) without a spouse or partner who makes significantly more. Scenario B (us not renting) doesn't solve that problem either.

Incidentally, my husband, the primary owner, is a high school teacher. Our plan was to move to Steamboat after our daughter graduates from high school in 4.5 years. If we are severely restricted from renting and can't cover at least part of our mortgage, that's most not likely going to happen. So we are now considering other areas.

I think it's also worth saying that really like our neighbors in our immediate community and in no way want obnoxious renters to negatively impact them. We are perfectly happy to kick renters out who don't respect the rules of the HOA and are perfectly happy for HOA rules to come FIRST. We are also happy to restrict use to families or others who are happy to follow the rules, or for renters to face fines for not complying.

Thanks for offering the opportunity to comment.

Best,

Abbey

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Please add attachments  
here

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## Karen Lewer

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**From:** Karen Lewer  
**Sent:** Monday, February 14, 2022 7:41 AM  
**To:** Karen Lewer  
**Subject:** FW: Online Form Submittal: Planning Commission Contact Form

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Sunday, February 13, 2022 12:45 PM  
**To:** Karen Lewer <klewer@steamboatsprings.net>  
**Subject:** Online Form Submittal: Planning Commission Contact Form

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## Planning Commission Contact Form

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First Name	Randolph and Lois
Last Name	Boyer
Email Address	<a href="mailto:randybo49@gmail.com">randybo49@gmail.com</a>

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### Questions or Comments

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Please leave your comments or questions below:	Restrictions on short term rentals  Hello, We have owned a condo in Storm Meadows Club A since 2002, and visit 4-6 weeks per year. The remainder of the time we rent out our unit. Our rental income covers maintenance, improvements, taxes, and HOA fees; otherwise, we could not afford to keep the condo.
--	--

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We understand City Council is considering restrictions on short-term rentals. This would directly impact our ability to rent our unit, and thus, remain members of the Steamboat community. We want to state our strong opposition to any proposed restrictions, and request you seriously consider our views.

Our unit typically rents for a week at a time, sometimes fewer days, sometimes more. That coincides with the typical duration of stays by visitors to Steamboat. We use a rental management company to handle reservations and care of our guests, and they screen potential guests to avoid possible noisy or destructive situations that would impact neighbors' ability to enjoy their property. I have been VP of our HOA since 2006, and am told about any problems caused by owners and guests of the 37 units in the building. There have been few incidents of bad behavior, crime, etc. When they occur, they are promptly dealt with by the building manager, or the rental manager, or if necessary by SSPD or the HOA Board. I am aware of fewer than 5 significant incidents in the last 16 years in our building. My counterparts at other HOAs report similar (non)results.

We believe that restrictions on short term rentals will deliver the following adverse consequences:

1. You are providing a solution to a non-existent problem. If there are incidents at other rental complexes, they can be dealt with individually by building manager, rental manager, or if necessary by SSPD. Philosophically, we are opposed to government-provided "solutions" when the marketplace is fully able to address whatever problems may occur.

2. You are punishing owners who pay a disproportionate share of taxes in Steamboat as it is (and without ANY representation since we can't vote here). Second home owners propped up the Steamboat and Routt County economy thru good times and bad, and making it harder on us isn't fair. For example, even when covid wrecked our ability to rent out or even use our unit, we still paid our taxes. If these proposed restrictions are bad enough, we will be forced to sell and leave, along with our spending and taxes. REMEMBER what a ghost town Steamboat was in 2009 (recession) and 2020-2021 (covid) and how your tax revenues and local employment fell. Why kill the goose that lays golden eggs?

3. If you make it harder for vacationers to stay in Steamboat for a weekend or week, because of mandated minimum stays or

other restrictions, they will not come here either. Steamboat does not have a monopoly on good skiing.

We would appreciate hearing your opinion on short term rental restrictions. Thank you. Randy and Lois Boyer  
[randybo49@gmail.com](mailto:randybo49@gmail.com).

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Please add attachments here

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

**From:** [Rebecca Bessey](#)  
**To:** [Karen Lewer](#); [Anjelica Nordloh](#)  
**Subject:** FW: 3348 Covey Circle (Quail Run) and 1410 Morgan Ct (Villas)  
**Date:** Monday, February 14, 2022 8:21:36 AM

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

---

**From:** Jo Ann Scott <[REDACTED]>  
**Sent:** Sunday, February 13, 2022 8:40 PM  
**To:** Rebecca Bessey <[rbessey@steamboatsprings.net](mailto:rbessey@steamboatsprings.net)>; harold david scott <[halscott12@yahoo.com](mailto:halscott12@yahoo.com)>; scottchiro26@gmail.com  
**Subject:** 3348 Covey Circle (Quail Run) and 1410 Morgan Ct (Villas)

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Hello,

My name is Jo Ann Scott and my husband is Harold Scott. We own the above 2 properties for over 20 years in Steamboat. Both properties have been in long term rental the entire time. Providing housing for local families – often at a negative cash flow -- as we tried to set ourselves up to be able to spend more time in Steamboat. In the next year we plan to start spending significant time in Steamboat and are stunned to hear that we may not be allowed to weekly rent our property part time to give us the resources to do this. We believe the cities plans to eliminate our property from that possibility after all our planning is completely unfair. There should be a clause in the ruling that provides for people like us that have spent so much of our lives (25 years!) planning and saving for this opportunity, the right to weekly rental our property. We believe that we should be given an exemption from these new regulations as we have certainly shown long term commitment to Steamboat and cannot afford to just leave it empty when we are not there. Also my husband Hal lived in Steamboat in the 80's and worked at the Hayden Power Plant for years. Thanks for your consideration and please contact us if you have any questions. Please forward this email to the appropriate departments for review. We would appreciate feedback on our concerns.

Sincerely,  
Jo Ann Scott  
[REDACTED]  
Harold (Hal) Scott  
[REDACTED]

**From:** [Michael Turner](#)  
**To:** [Karen Lewer](#)  
**Subject:** Letter  
**Date:** Monday, February 14, 2022 9:57:02 AM

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Concerning the the Steamboat Pilot article about short-term rental caps on Feb.13, three specific issues arise. First, concerning the potential overlay map showing green, yellow and red zones I find it interesting that 5 sections of the Sanctuary which are non-buildable common area are red, Bob Adams Airport is red and a large area that includes Howelsen Hill and city owned property is red. Why are these even included? These make up a large amount of acreage that will never be developed into housing. Perhaps add another color depicting areas that are not residential or buildable areas but don't include a map that incorrectly depicts that these areas are protected from any kind of vacation/short-term rental.

Second, why is there a focus on second homes sitting "dark" when not in use? Of the 14 full time residents of the 25 homes in my neighborhood, no one I know cares that the second homes sit dark when not being used! Unlike the commissioner who believes "liveliness" is important, I and the neighbors I speak with regularly want, tranquility, calm and quiet. We absolutely do not want liveliness, disruption and noise! A second home sitting dark when not being used is strictly the business of that owner, it should be any concern of the planning commission or City Council!

Finally, caps. Fairness works both ways. Those who reside in residential neighborhoods who raise their children, work to serve the community and need to wake up early every morning to get their kids off to school and show up for work rested deserve fairness also!

There absolutely are places for vacation/short-term rentals but I implore you to put community first. As I've pointed out in the past, Resort Residential zoning includes the word lodging. Residential Neighborhood does not!

Michael Turner  
Clubhouse Dr.

Michael Turner



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Wednesday, February 16, 2022 7:54:07 PM

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#### Contact Information

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First Name	Laura
Last Name	Beauregard
Email Address	lmbeauregard@aol.com

---

#### Questions or Comments

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

Dear Steamboat City Council,

Thank you for considering options on Short Term Rentals, and specifically for discontinuing this use in the Old Town neighborhoods.

Steamboat has been my home since 1992 and I have owned my property on Third Street since 1995. Most of the homes on my block have the same owners as when I moved here.

We like having responsible neighbors, whether they are owners, or long term tenants.

In order to phase Short Term Rentals in Old Town, please retire Short Term Rental permits whenever possible. For example permits could expire when properties change ownership, and

when there are three violations.

Thanks for keeping neighbors in the neighborhoods!

Sincerely,  
Laura Beauregard

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Please add  
attachments here.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Friday, February 18, 2022 8:04:44 AM

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#### Contact Information

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First Name	Cathy
Last Name	Pleitz
Email Address	cpleitz@gmail.com

---

#### Questions or Comments

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

What's up with Steamboat Police?

I own home that occasionally rent thru prop management company. To ensure renters respect my neighbors, I have cameras installed outside above front and rear doors.

Last night, my renters snuck next door to an empty house, uncovered their hot tub on their deck and proceeded to have a pot party. My front door camera caught their actions and their discussion that they were going onto a neighbors property to use their hot tub ( I can send video).

I called Grey Schumacher who booked the guests — long story there.

I called a girlfriend who lived down the street — who drove over

and got renters out of the neighbors hot tub.

I called steamboat police to back up my friend getting renters off neighbors property. Police told me it was a civil matter and they couldn't get involved.

I told police the renters are trespassing and I needed their help. All I got was pushback that it's a "civil matter"

I asked the policeman how he would like to look out his window and see strangers on his deck in his hot tub smoking pot.

He laughed and said "I'd love it. That means I would have a hot tub!"

I was appalled at his flippant attitude and fact he made this incident into a joke.

I pleaded with him to go over and knock on my door to tell renters they were trespassing in neighbors hot tub. (My girlfriend had kicked them out by then).

He finally agreed - but he never did. I have him on camera walking up my front walkway - looking and turning around.

No wonder there is a VHR and STR problem. Steamboat police will not even address a trespassing issue.

What's a home owner who monitors their guests supposed to do when police make a joke about a trespassing issue, call it a civil issue & refuse to take any action.

I have several videos I can share - but will try to attach the initial one where renters go to neighbors and they discuss house empty and their use of the neighbors property.

Thoughts?

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Please add  
attachments here.

[trim.730CC0D1-AF43-4DD4-8887-5274114F63E3.MOV](#)

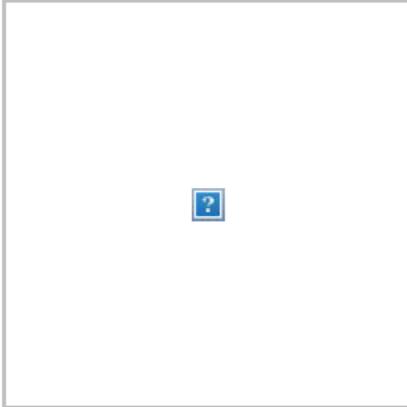
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**From:** [Summit Alliance of Vacation Rental Managers](#)  
**To:** [Summit Alliance of Vacation Rental Managers](#)  
**Subject:** Vacation Rentals: Commercial Taxation Could Destroy an Important Colorado Industry  
**Date:** Tuesday, February 22, 2022 10:04:07 AM

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*“Our conclusion is consistent with the Colorado Supreme Court’s holding, in a different context, that receipt of income does not transform residential use of property into commercial use.”*

Court of Appeals No. 14CA1086 // San Miguel County District Court No.  
13CV30034

Honorable Mary E. Deganhart, Judge

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21 February 2022

To our Colorado Lawmakers:

The Summit Alliance of Vacation Rental Managers represents thousands of homeowners in Summit County, Colorado, as well as

local businesses ranging from service providers to realtors and property management companies.

The continued discussion at the State level surrounding commercial taxation of vacation rental properties has developed momentum in recent years, coming to a head in 2022 with multiple bills being drafted that would have potentially disastrous consequences in a destination economy that has been built around tourism.

Summit County is home to many vacation rental properties, and for good reason. Many of our homeowners live within the State of Colorado and enjoy travelling from their hometowns to ski the mountains of Breckenridge, Keystone, Copper Mountain and Arapahoe Basin. You might even be one of those homeowners.

These second homeowners rely on local businesses for support to maintain and care for their homes, which results in job creation and economic stability for the Summit County community. From housekeeping to maintenance services, grocery delivery companies, even general contractors and skilled laborers.

Should these homeowners face commercial taxation, many will simply opt not to rent. Revenues earned are not nearly enough to justify quadrupling property taxes for homeowners to continue hosting guests in our mountain communities. Complicating the issue: these towns that rely on tourism do not have the bed base offered by larger hotels or resorts – which is why short-term rentals have become such a successful part of our tourism economy.

The tourism economy in this model relies on second homeowners to rent their properties. But if those homes are no longer available, and there are no other places for visitors to stay, the tourism economy will collapse as guests move on to other destinations.

The world loves a good narrative, but the narrative that a vacation rental is a “commercial business”, or “hotel” is one of the most destructive and willfully misleading related to property use across the tourism and rental industry. These second homes offer access to

Summit County from a local perspective, exchanging residential use in a short-term manner.

Is a long-term rental, whereby someone other than the homeowner occupies a residence, a commercial transaction?

Does a cottage food license create a restaurant within a home kitchen?

Is a trunk show or weekend art show booth a retail establishment?

This commercial taxation narrative must stop, and we are asking for your assistance to end this misleading and willfully incorrect comparison between two fundamentally separate and distinct types of use.

A vacation rental use is residential, end of story.

Below is a list of the critical and relevant differences between a vacation rental and commercial hotel operation, that once reviewed will make it abundantly clear that there are fundamental differences in revenue generation, operations, and community impacts between these two separate and distinct uses.

### **Is renting a residential home short term a “commercial” activity?**

1. Vacation rentals have been found to be a defined “residential” use in many court cases across the country. This is due to the “use” of the property being residential- renters are occupying the property exactly as an owner occupant or long-term renter would. Residential occupancy is not a commercial use.
2. An exchange of money for use of a residential property does not automatically convert the use to commercial. If that were the case, every at home business and long-term rental would also be subject to commercial designation. Paying for residential occupancy is still a residential use.
3. As opposed to a true commercial property or owner-occupied home, which are both in use 365 days a year; a vacation rental is typically only utilized 100-130 days a year. A vacation rental is used 60-75% less than a commercial property, including hotels.

4. As vacation rental homes are in residential areas, they are not afforded the same use flexibility as commercial properties are. Vacation rental can only be used for residential occupancy, as commercial properties can be used and converted among a wide variety of uses to provide the owner maximum revenue potential per foot. Residential properties can only exist as single-family homes and cannot be converted into any other use.
5. Commercial properties are normally afforded higher density (footage, height, building envelope, etc.) than residential zoned properties, allowing higher revenue potential for commercial properties. Commercial properties can generate much more revenue per foot, therefore can pay higher tax rates.
6. Commercial properties, specifically hotels, are allowed to transact many types of business within their doors, including food and alcohol sales, meeting and event use, sales of other goods and services, and generally have multiple employees working inside the building to provide service. Vacation rentals are only able to offer residential use within their doors due to zoning laws and municipal ordinances. They also do not have onsite staff working in homes. Staff operate out of central offices. Residential properties have much less ability to generate revenue vs commercial properties.
7. Hotels and other commercial businesses can advertise outdoors on their real estate and allow drive up business transactions. Vacation rentals are generally unable to advertise on property, and do not accept drive up business.
8. Commercial properties are owned by corporate entities, and business entities, and managed internally by dedicated staff. Vacation rentals are typically owned by individuals or families, and they have to pay 25-40% in management fees to be able to operate their property as a professionally managed vacation rental. Residential properties have much less financial margin to operate on vs commercial hotels.

Within the United States, at least 19 cases around the U.S. that have addressed short-term rentals conclude they are not a business use, as illustrated below, beginning with this ruling from San Miguel County District Court:

***“Our conclusion is consistent with the Colorado Supreme Court’s holding, in a different context, that receipt of income does not transform residential use of property into commercial use.”***

Court of Appeals No. 14CA1086 // San Miguel County District Court No. 13CV30034

Honorable Mary E. Deganhart, Judge

<https://cases.justia.com/colorado/court-of-appeals/2015-14ca1086.pdf?ts=1439478346>

Additional Cases for Reference:

- *Tarr v. Timberwood Park Owners Assoc., Inc.*, 556 S.W.3d 274 (Tex. 2018).
- *Forshee v. Neuschwander*, 2018 WI 62, ¶ 57, 381 Wis. 2d 757, 777, 914 N.W.2d 643, 653 (June 5, 2018).
- *Vera Lee Angel Revocable Tr. v. Jim O'Bryant & Kay O'Bryant Joint Revocable Tr.*, 2018 Ark. 38, 537 S.W.3d 254 (2018), *reh'g denied* (Mar. 29, 2018)
- *Santa Monica Beach Prop. Owners Ass'n, Inc. v. Acord*, 1D16-4782, 2017 WL 1534769, at \*2 (Fla. Dist. Ct. App. Apr. 28, 2017)
- *Gadd v. Hensley*, 2015-CA-001948-MR, 2017 WL 1102982, at \*6 (Ky. Ct. App. Mar. 24, 2017)
- *Houston v. Wilson Mesa Ranch Homeowners Ass'n, Inc.*, 2015 COA 113, ¶ 18, 2015 WL 4760331 (Colo. App. Aug. 13, 2015)
- *Wilkinson v. Chiwawa Communities Ass'n*, 86870-1, 2014 WL 1509945 (Wash. Apr. 17, 2014)
- *Roaring Lion, LLC v. Exclusive Resorts PBL 1, LLC*, CAAP-11-0001072, 2013 WL 1759002 (Haw. Ct. App. Apr. 24, 2013)
- *Estates at Desert Ridge Trails Homeowners' Ass'n v. Vazquez*, 2013-NMCA-051, 300 P.3d 736, 743 (N.M. App. Feb. 8, 2013)
- *Slaby v. Mtn. River Est. Resid'l Assoc., Inc.*, 2012 WL 1071634 (Ala. Ct.

Civ. App. March 30, 2012)

- *Dunn v. Aamodt*, 2012 WL 137463 (W.D. Ark. Jan. 18, 2012)
- *Mason Family Trust v. DeVaney*, 146 N.M. 199 (2009)
- *Ross v. Bennett*, 148 Wash. App. 40 (Wash. Ct. App. – Div. 1 2009)
- *Applegate v. Colucci*, 908 N.E.2d 1214 (Ind. Ct. App. 2009)
- *Scott v. Walker*, 274 Va. 209 (2007)
- *Lowden v. Bosley*, 395 Md. 58 (2006)
- *Mullin v. Silvercreek Condo. Owners Assoc., Inc.*, 195 S.W.3d 484 (Missouri Ct. App. 2006)
- *Pinehaven Planning Bd. v. Brooks*, 138 Idaho 826 (2003)
- *Yogman v. Parrott*, 325 Or. 358 (1997).

We hope you will take these notes and references into consideration as you explore the bills before you in this legislative session, and future ones. Please vote no on commercial taxation of the vacation rental industry.

On behalf of our Board of Directors and Members,

Julia Koster

Executive Director

The Summit Alliance of Vacation Rental Managers

PS: We welcome your contact and interest to continue the conversation surrounding short term rentals and the potentially devastating effects of commercial taxation for these properties. Click below to open an email contacting the Summit Alliance of Vacation Rental Managers.

[Continue the Conversation](#)

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To Steamboat Springs City Council and Planning Commission  
From: a group of homeowners on Snowflake Circle and Snowflake Court

Dear City Councilors and Planning Commissioners,

We are writing to request changes to Vacation Home Rental (VHR) permits. We are asking that you make the permits non-transferrable to any new owner of the property.

We wrote to you previously, asking that our neighborhood of Snowflake Circle and Snowflake Court be put back on the VHR permit moratorium and we asked you to remove our neighborhood of Snowflake Circle and Court from any future overlay area that allows short-term rentals. Our request to be put back on the moratorium has so far been denied. We want to make you aware of the consequences of that denial.

Removing us from the VHR permit moratorium has led to a goldrush of homeowners in our neighborhood applying for permits. Three permits have already been granted to homeowners on Snowflake Circle since we were taken off the moratorium. The number of permits granted for the entire city of Steamboat is usually only 20 or fewer per year, yet 3 permits have already been issued in 4 months for just our short little street! Some homeowners on our street are holding on to active permits and are not renting. They hold the permits because they believe it adds value to their property, since the permit could be transferred to a new owner. They will have those permits in place in the event permits are further restricted in the future. That could make Snowflake Circle the "go to" place for buyers that want to rent, turning our neighborhood into one dominated by nightly rentals.

That is why we are pleading with you to make these permits non-transferrable! That could help prevent this gaming of the system and preserve the residential characteristics of our residentially zoned neighborhood.

We also would like to see an increase in the annual fee for VHR permits, although we understand that fees are limited to being revenue neutral because of TABOR. We would favor increased property taxes for VHR permit holders commensurate

with commercial property taxes that hotels are required to pay. If that is not feasible, we would favor a short-term rental annual tax on VHR permit holders.

Thank you for your consideration of these measures.

Sincerely,

Karen and Larry Desjardin  
Full Time residents



Pam and Rod Morgan  
Full Time residents



Stephen and Tami Failla  
Full Time residents



Laura Foster and Joe Frantz  
Full Time residents



Carolyn and David Deverell  
Full Time residents



Kathy and Fred Pepper  
Part-time residents



Beth and Bob Schlechter  
Part-time residents



Thomas and Julia Foster  
Part-time residents



Dave and Heather Beard  
Part-time residents



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Wednesday, February 23, 2022 12:15:06 PM

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#### Contact Information

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First Name	Bill
Last Name	Latoza
Email Address	blatoza.wz@gmail.com

---

#### Questions or Comments

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Please select the department(s) you want to contact:	City Council
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Please leave your comments or questions below.	Please send the attached letter to the City Council members and the Planning Commission members.
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Thank you,

Bill Latoza  
2170 Val dIsere Circle  
Steamboat Springs, Colorado 80487

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Please add attachments here.	<a href="#">alpenglow way south images ltr.pdf</a>
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February 23<sup>rd</sup>, 2022

City Council Members

Please accept these comments regarding the recent inclusion of the west side (realizing that the road meanders) of Alpenglow Way between Après Ski Way (both intersections) being exempt from the vacation home rental permit applications. These properties are part of the Ski Ranches Filing Number 3 Subdivision that was established on November 3<sup>rd</sup>, 1964, and consists of Lots 42 thru 52. The properties consist of single-family homes and duplexes that are more in keeping with the over-all feel and sense of place of the Ski Ranches Subdivision than the other properties that are located on Après Ski Way between Mt. Werner Circle and Alpenglow Way that are clearly more 'resort' in architectural character, building type and size. The townhomes and condominiums along Après Ski Way are zoned Multiple Family – Two, Resort Residential – One, Resort Residential – Two, Gondola – One and Gondola – Two. These zonings are clearly different in residential character than the Ski Ranches lots 42 thru 52 that are zoned Residential Neighborhood – Two.

As you can see from the following attached images of Lots 42 thru 52 (2976 Alpenglow Way to 2675 Alpenglow Way), these homes clearly demonstrate a more single family/duplex neighborhood feel in character and place than the much larger multi-family residences located along Après Ski Way.

If you would like to speak with me further concerning this issue, please do not hesitate to contact me. Thank you so much for your time and consideration in this matter.

Respectfully,

Bill Latoza  
Architect

████████████████████  
████████████████████

cc. Planning Commission Members



2967 Alpenglow Way



2963-2965 Alpenglow Way



2935-2937 Alpenglow Way



2925 Alpenglow Way



2935 Alpenglow Way



2977 Alpenglow Way



2975 Alpenglow Way



2965 Alpenglow Way



2755 Alpenglow Way



2735 Alpenglow Way



2675-2677 Alpenglow Way

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Friday, February 25, 2022 11:57:20 AM

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#### Contact Information

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First Name	Ryan
Last Name	Walker
Email Address	walker.ryant@gmail.com

---

#### Questions or Comments

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

I appreciate the efforts of the Council attempting to find a solution for affordable housing for the work force in Steamboat. However, I am concerned that the proposed overlay solution does not really address the affordability problem and only puts additional profits into the hands of larger corporations like Vacasa and Retretia, while impacting the livelihood of local property management companies and local cleaning companies.

With the purchase of Steamboat Resort by Alterra and the improvements at Yampa Valley airport the demand for tourism in Steamboat Springs will only go up. This increase demand will require increased beds for tourism. Hotels do not and cannot meet the demand for the variety of tourists that visit Steamboat. This is in part why you see an increase of outside money coming in and purchasing condos in condo land. STRs help meet the lodging demand on a more efficient basis than second homes

that are "dark" a majority of the year. In my estimation, STRs stem the tide of second home purchases that Aspen and then Basalt saw before AirBnB was an option.

Divesting of the STR option is not likely to result in a the expected number of long-term housing that the community is demanding. This goes to the motivation of the purchase being a desire to experience and be a part of the community as opposed to a pure financial motivation. My property under this proposed plan will become a "dark" property and will no longer generate the tax revenue for the city nor the direct revenue to the local property management and cleaning companies.

The proposed overlay may generate a limited number of long-term housing options for the next few years. In the long run, property value and lodging prices will rise to exorbitant levels in the "green" zone until an inflection point is reached triggering second home purchases in the "yellow" zone. These purchases in the 'yellow' zone will not be your upper-middle class front range buyers, but Aspen like fur wearing Californian's and Texans who can afford to keep the property "dark."

The nuisance issue is a red-herring. There is not a need for a new task force. Property owners and property managers should be held accountable, and therefore hold guests accountable. HOAs and Condo Associations are already a level of quasi-government that has rules and regulations to hold property owners accountable. Homes outside of these associations are usually not in tight neighborhoods, but if there are issues, then local nuisance laws should be enforced to hold those offending owners accountable.

The labor shortage is also a red-herring. The entire nation is grappling with the "great resignation," and inflation. Here in Fort Collins we have our bus system operating on reduced service, the local grocery meat department is often absent a butcher, the service industry is short staffed. My experience is that Steamboat has had more to offer than many other destinations I have visited in the last several months.

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Please add  
attachments here.

[Steamboat STR 25 Feb 22 Letter.pdf](#)

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Steamboat Springs Planning Commission,

I appreciate your effort to tackle long-term housing issues in Steamboat. I grew up as a "local" in Basalt Colorado where beat-up Datsun pick-ups gave way to Range Rovers and cowboy boots gave way to fur coats. Where Basalt was once a bedroom community for workers in Snowmass and Aspen, but those workers now commute from Rifle and Silt. After listening in on a few of the meetings I am concerned that the proposed solution path is not going to provide the expected result.

As I understand it, the year-round residents of Steamboat Springs want action on a couple of items. The biggest item is affordable long-term housing solutions. The second seems to be responsible neighbors. Listening into the conversation on Thursday I realize that my perspective is a bit different than what the committee is hearing. My perspective is anecdotal, but I do not believe it to be an outlier. While other public comment has provided a "whoa is me," I hope to just share the market forces that guide my decision making for my family's property.

The economics of purchasing a townhome in Whistler Village show renting on the long-term market would generate cash-flow. However, that is not the motivation for my family to purchase a property in Steamboat Springs. It would be far easier for us to purchase and manage a rental in Fort Collins where we permanently reside. Investment is a partial goal, but we have two additional goals that motivated the purchase. One is an opportunity to let my children experience skiing and mountain life (they could be future transplants and potentially part of the Steamboat work force), and secondly we were looking for a foothold in a community we enjoy where we could transition to when our careers allow it. The reality is we lose money on our property as a STR, but make up for it in the experience of Steamboat Springs. I suspect there are a significant percentage of STR owners that are in the same situation.

Should the City Council enact overlays and restrict my property from the STR market, the City will NOT gain an additional long-term rental. Instead, the city gains a dark property and loses the value the property currently brings to the community. My family's personal usage will likely go up, and I will let my friends and family utilize the property on a more frequent basis. This usage will not require the services of the SkyRun Property management, nor the local cleaning services they use. In the partial year that this was a STR, this property generated more than \$6000 in revenue directly to local business like SkyRun. If even 1000 of the 4,233 STRs are in a similar situation that is a loss of \$6 Million of revenue to local business. This is in addition to the Sales and Lodging Tax that would also be lost.

I realize that the fallacy of the argument is that that revenue will go somewhere else within the community. Yes it will, so let's look at who the revenue will benefit. This overlay plan will create winners and losers. Those in the Green zone are the Winners and those in the Yellow zone are the losers (all though I still win because I will still enjoy my property and the community of Steamboat). Looking at the overlay it looks like it is the area of "condo land" owned/managed by larger corporations and not individuals such as my family. Yes, there are individual owners, but the condo's are mostly run by larger corporations. Vacasa is an easy target as it seems that they have become a big player in Steamboat. This is a publicly traded company, so I must ask how much of the shifted revenue gets reinvested into the local community and how much shifts into shareholder pockets?

With the overlays there is an additional problem that I did not hear addressed...how does the City prevent a decisive shortage of lodging when the overlay is enacted? I did not hear how many of the STRs are in the "Yellow" zone. If these are restricted with the overlay, it would result in an immediate

potential loss of thousands of beds available for lodging? I assume that a Grandfather clause is being considered to inhibit this abrupt shortage. If not, is the council prepared to lose all of the Sales and Lodging tax that is associated with this change?

While the winners and losers are a short-term result, what happens in the longer term? Supply of lodging is restricted, especially as the Mountain area gets infilled. The prices of lodging and the value of the units in the "Green" zone will increase disproportionately in relation to the Yellow zone. Affordable housing in the Yellow zone will be "protected" for a few years until an inflection point occurs. At this point, Steamboat becomes Aspen and the Roaring Fork Valley. When the average price of a home on Aspen was around 9Mil in the 90's the Millionaires started looking down valley and purchasing second homes in Basalt. The beat up Datsun gave way to Range Rovers, and the cowboy boot gave way to fur lined boots. The situation in Steamboat Springs is the same except it will be due to the artificiality of the overlays. People will start purchasing "dark" units as second homes. Is the council planning to expand the "Green" zone commensurate with the demand for lodging? If so the original issues brought by the community are negated as Locals will continue to get displaced further from the mountain. Please don't let Steamboat become an Aspen.

Why do I mention Aspen? Whether the City Council likes it or not Steamboat has experienced some fundamental changes in the last decade. One the purchase of the mountain by Alterra, and two Hayden Airport bringing in mainline aircraft. These two changes have opened up Steamboat Springs to be quite equivalent and possibly exceed the potential of Aspen and Vail. The biggest constrictions to Steamboat are the size of the mountain and the availability of lodging. Aspen has 4 mountains worth of terrain, but the airport can only accommodate regional (50-75 seat) aircraft. Vail has Eagle airport which can bring in 757 aircraft (190 plus seat) and has the I-70 corridor, but has multiple competitors to draw some of that capacity. Steamboat Springs is relatively isolated, much like the Southern and Southwestern ski resorts. However, Hayden airport can and does accommodate mainline aircraft (150-170 seats). This connectivity has people flying directly in from Orlando, Dallas, Chicago, LA, Houston and NYC. In addition it brings connection service with Mainline aircraft through Denver, and Atlanta. As the Summit County market is saturated (and people are frustrated with I-70), Steamboat now serves Fort Collins, Cheyenne and Northern Colorado through HWY 40. With the IKON pass, the visitors are coming and the people have discovered this great town. Winter Carnival was illustrative to me about how the culture of Steamboat Springs is different (and awesome). There are not many Cities that would allow kids to play with pyrotechnics, and get towed by horses down a closed snow filled Main Street.

I say all of this because my Family truly loves Steamboat Springs and does appreciate the Council tackling this tough subject. I do believe in the mantra of bringing people solutions and not problems, and so I hesitated to write this letter as I don't have the experience or knowledge to suggest a solution. However, after sitting in on a couple of the public meetings, I am concerned that the Council does not have the information to make a decision that is in the best interest of the City. The "whoa is me" crowd will have their day in court, and this letter is not meant in that vein. My inputs are anecdotal, but I do think through conversation on the slopes and other owners in town, the inputs are significant. Either way my Family will still seek to be apart of the community, even if we are never able to achieve the status of "local."

Sincerely,

Ryan Walker

**From:** [Rebecca Bessey](#)  
**To:** [Planning Commission](#)  
**Cc:** [Karen Lewer](#); [Anjelica Nordloh](#)  
**Subject:** FW: Hilltop Short Term Rental Input  
**Date:** Sunday, February 27, 2022 5:18:35 PM

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

---

**From:** Dianna Anderson <[REDACTED]>  
**Sent:** Saturday, February 26, 2022 8:15 AM  
**To:** Rebecca Bessey <[rbessey@steamboatsprings.net](mailto:rbessey@steamboatsprings.net)>; Toby Stauffer <[tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net)>  
**Subject:** Hilltop Short Term Rental Input

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Hi Rebecca and Toby,

I'm requesting to ask for your to SUPPORT a ban on short term rentals in the Hilltop / Tamer SBS zone map Section 16 MF-2. This area should be one of the most protected areas in Steamboat. It consists of larger family homes and larger townhomes than any other area within Steamboat. There is a reason the locals call Hilltop the "connector loop" because it is located between the mountain and town. This area has been a mixed community of permanent homeowners, long term homeowners and section 8 affordable housing for years. That said, this also makes this area ideal property for short term rentals ( STR) because of this unique, prime location between downtown and the mountain and they are larger properties. The Hilltop / Tamer area has larger homes therefore they are a breeding ground for larger STRs with group sizes on average 8-12 people.

Hilltop second homeowners are selling their complex to commercial companies who planned to use the homes for short-term rentals because house prices have skyrocketed. This is forcing middle class families to move out of town and even out of state and being replaced by the rich, commercial companies. Commercialized short-term rentals make it impossible for most families to live in their current neighborhoods. As long-term residents get priced out of your neighborhood, who remains? Only those who already own a home (and don't rent it out short term). Goodbye new families. Goodbye young couples struggling to pay the rent. Goodbye students, firefighters, police officers, teachers, healthcare workers, city employees and anyone who can't afford to compete with vacationers' budgets. Goodbye neighborhood diversity, goodbye affordable workforce and rent-control housing. Hello "party houses" because the homes in this area are larger and are continuously rented to larger groups of people with the intent to party which severely impacts neighbors and drives down nearby home values.

The neighborhood changes. Living next door to a short-term vacation rental can range from mildly concerning to completely life altering. I personally live next door to a STR and I see new people coming and going every few days and dealing with large groups violating our HOA rules and regulations around parking issues and noise disturbance. In the past year, four surrounding homes, three in my complex and one duplex below my unit have turned into STR. All of these units advertise 10-12 occupants. Every few days I have to enforce and manage our rules and regulations even though our HOA continuously sends out reminders. This puts me in a dangerous and uncomfortable situation. Especially dealing with intoxicated people. I am still responsible to report "bad actors" for each violation to the city even if they have an enforcement task force. The task force does not stop the ongoing issues. The influx of out-of-town visitors upsets the peaceful enjoyment of long-standing residential neighborhoods. Short-term renters have no stake in the community, and therefore no reason to care how the neighborhood around them suffers from their vacation activities. Zoning code laws keep hotels out of residential neighborhoods, and exist to accommodate the inevitable disruptions of tourism. Short-term rentals will continue to ignore zoning restrictions and make virtually any residence into a hotel/party house.

Traditional Lodging Partners. On the other side of the argument, short-term vacation rentals are considered disruptive for the traditional lodging industry. The hotel industry claims that the business models of short-term vacation rental platforms offer unfair economic advantages in two distinct ways. First of all, short term vacation rentals do not have to pay for staff and aren't regulated like hotels which increases costs substantially. This allows short-term rentals to offer lower rates compared to traditional tourist accommodations.

With the immense growth of short-term vacation rentals in our community, ignoring the impact, whether positive or negative, is not an option anymore.

I work for the Nature Conservancy and our mission is "Conserving the lands and waters on which all life depends", and building a "Future Where People and Nature Thrive". In fact, we own the legendary Carpenter Ranch to protect it from being developed for real estate. We have partnered with the Yampa Valley Sustainability Council to protect our Yampa River. I believe our City Planners and City Council members should have a similar mission, "Conserve our deep community culture" which is becoming extinct in Colorado Mountain communities. We have a rare opportunity to stop the extinction of mountain communities. That, in itself, will make Steamboat the most valuable area in the country let alone the world. The same reasons as to why our national parks exist today, they protect our precious ecosystems and biodiversity. Protecting communities from becoming short term rentals is the MODERN and most important conservation work our City Planners and City Council can do to protect communities, neighborhood character and housing availability.

The Hilltop / Tamer SBS zone map Section 16 MF-2 is a perfect location to offer large enough homes for our community infrastructure. Our firefighters, police officers, teachers, healthcare workers, city employees, young families, retirees, etc.

Thank you for your hard work.

Dianna Anderson  
[REDACTED]

**From:** [Rebecca Bessey](#)  
**To:** [Planning Commission](#)  
**Cc:** [Karen Lewer](#); [Anjelica Nordloh](#)  
**Subject:** FW: STR comments  
**Date:** Sunday, February 27, 2022 5:17:50 PM

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

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

From: Loren Ebner <[REDACTED]>  
Sent: Saturday, February 26, 2022 11:15 AM  
To: Rebecca Bessey <[rbessey@steamboatsprings.net](mailto:rbessey@steamboatsprings.net)>  
Subject: STR comments

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Hello Rebecca - I just wanted to reach out and voice my general support for allowing short term rentals in Steamboat Springs. I lived in Steamboat Springs for almost 10 years and during that time I worked hard and made sacrifices to purchase a condo. I left the community to pursue my career, but I have worked hard to retain ownership of the condo as an investment for my future and I have managed to retain ownership of the condo. I would like to convert it to a STR so that I can return to Steamboat Springs frequently and enjoy my property, and also earn enough income to continue to pay for the property. My condo is located relatively close to the ski area and I don't believe that area around the ski area should be restricted from STRs. Thank-you for considering my views on this topic. If you have any questions for me, please let me know! - Mr. Loren Ebner, [REDACTED]

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Monday, February 28, 2022 12:01:14 PM

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#### Contact Information

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First Name	Bonnie
Last Name	Bell
Email Address	<a href="mailto:cj6bonnie@gmail.com">cj6bonnie@gmail.com</a>

---

#### Questions or Comments

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

City Council members,  
My name is Bonnie Bell, I am a resident and homeowner in Steamboat Springs. Because my home is a townhome on the mountain I continue to receive slick advertising in the mail from clearly well funded anti short term regulation organizations encouraging me to write to my council representatives to make my voice heard. I am attaching a letter voicing my support for regulations of short term rentals in Steamboat.  
Thank you,  
Bonnie Bell  
1603 Woodbridge Ct  
Steamboat Springs, CO 80487

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Please add attachments here.

[SteamboatSpringsCityCouncilSTR2022.docx](#)

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Steamboat Springs City Council members,

I would like to voice my support for increased regulation of short term rentals in the town of Steamboat. As your constituent I would like to share my thoughts on this matter with you.

I don't think anyone should have an inalienable right to nightly rent their home. My primary reasoning is as follows.

A nightly rental is fundamentally a commercial enterprise. Just as people who live in residential neighborhoods cannot suddenly open a retail store on the front lawn (because it's not zoned commercial), there should not be the ability to suddenly operate a for profit hotel on your premise.

People would not expect the right to open an actual B&B without addressing parking, traffic, water use and other concerns, why is an 'Air' B&B any different?

I recognize in a town like Steamboat with a major ski resort, there are condos that were purpose built as a 'Condo-tel'. It's easy to tell which ones, they have a front desk, lots of amenities, and staff to handle complaints, trash and the other undesirable side effects of running a hotel. Unsurprisingly, these are also located in places where the ability to nightly rent is not really being contested.

I completely agree with requiring all nightly rentals to have a license. I think that license can and should be revoked for violations. I think that nightly rentals should be held to at least the same minimum number of inspections and safety requirements that our hotels are held to; for instance, working smoke and carbon monoxide detectors, enforcement of occupancy limits, the ability to call 911 from a land line. I think that paying for all of that should be covered by the license fee – and it should cost a lot.

Next, I would like to address some of the things I'm hearing in defense of allowing wanton unregulated nightly rentals.

I think that the insinuation that we will lose lots of tourism dollars if we restrict nightly rentals to certain areas of our town is completely without merit. People come to Steamboat to experience Steamboat, not because of the availability of a particular nightly rental that is a mile plus away from the resort. By restricting the location of nightly rentals available you are merely concentrating the impact of the nightly rentals to areas that are best equipped to manage them.

I believe that the argument that the nightly rentals weren't the properties that locals would be able to afford anyway is completely without merit. Personally, I purchased my townhome in December of 2020. My understanding from talking to those who have lived in my building a while is that my building has traditionally (since it was built in the 80s) been mostly long-term renters and vacation owners who DO NOT nightly rent to cover their cost of ownership. My neighbors on both sides were long-term renters, with local jobs. Within 8mo of purchasing my unit another one (2 doors down to be precise) went up for sale for nearly \$200,000 more than I paid (I'll admit it was in better shape than mine, but nowhere near 200K worth). Why would prices increase so much? It's not because it's a great long term rental investment at that price.

The rampant conversion of long-term housing stock into nightly rentals is gutting our community. It creates a new floor for living in Steamboat that people with local jobs can no longer afford. It removes the ability of young people to stay where they grew up. It hollows out our neighborhoods and makes it a

one generation town. Just like we have zoning ordinances that prohibit certain activities in certain areas, the nightly rentals need to be more restricted in order to keep Steamboat the town as a town.

Lastly, let's address the woe is me – I'm a property manager, I have built a business with these mini hotels, and I don't want it disturbed. I get no less than a letter a month, and probably a dozen more phone calls since purchasing my home from nightly management service companies telling me how much money I can make if I were to nightly rent. Clearly, in their own words, there is plenty of profit here. These nightly rental management services are operating hotels without any of the risks, requirements, accountability or minimum safety standards required of hotels. I guess if all I cared about was profit, I wouldn't want that business model to change either. There will still be nightly rentals in Steamboat, there will just be a little more competition for who gets to manage them. So, they will need to be more competitive. As a capitalist, I'm all for competition.

Thank you,

Bonnie Bell

[REDACTED]

[REDACTED]

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Karen Lewer](#)  
**Subject:** Online Form Submittal: Planning Commission Contact Form  
**Date:** Monday, February 28, 2022 5:49:51 PM

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## Planning Commission Contact Form

### Step 1

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---

First Name	David
Last Name	Brod
Email Address	DavidBrod84@gmail.com

---

### Questions or Comments

---

Please leave your comments or questions below:

Pines at Ore House has 67 condo units but only 91 parking spots. If you turn us into workforce housing, we will have significant parking problems. We depend on less than 100% occupancy, and that some occupants are flying into town and taking shuttles rather than driving their own vehicles. Please don't unnecessarily restrict STRs in our area.

Thanks  
DFB  
HOA board member

---

Please add attachments here

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*Field not completed.*

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

**From:** [Rebecca Bessey](#)  
**To:** [Karen Lewer](#)  
**Cc:** [Anjelica Nordloh](#); [Toby Stauffer](#)  
**Subject:** FW: 2010/2012 Cornice Road - STR discussions  
**Date:** Tuesday, March 1, 2022 6:24:44 PM  
**Attachments:** [Letter to Council ^LO Planning Commission.pdf](#)  
**Importance:** High

---

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

---

**From:** ERIWoodWks@Comcast.net <[REDACTED]>  
**Sent:** Tuesday, March 1, 2022 5:03 PM  
**To:** Toby Stauffer <tstauffer@steamboatsprings.net>; Rebecca Bessey <rbessey@steamboatsprings.net>; Julie Baxter <jbaxter@steamboatsprings.net>  
**Cc:** Robin Crossan <rcrossan@steamboatsprings.net>; Heather Sloop <hsloop@steamboatsprings.net>; Gail Garey <ggarey@steamboatsprings.net>; Michael Buccino <MBuccino@steamboatsprings.net>; Joella West <jwest@steamboatsprings.net>; Dakotah McGinlay <dmcginlay@steamboatsprings.net>; Eddie Briones <ebriones@steamboatsprings.net>  
**Subject:** 2010/2012 Cornice Road - STR discussions  
**Importance:** High

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Toby,

As previously discussed, I am emailing our attached family letter addressing the STR discussions. Would you please make sure this letter is also emailed to the Planning Commissioners - in addition to any other individual/group that is pertinent to the STR discussions and decision making.

Thank you in advance for your help. Please let me know if you have any questions.

*~Diane*

Diane Beard Erickson  
[REDACTED]  
[REDACTED]

March 1, 2022

Steamboat Springs City Council  
Steamboat Springs Planning Commission  
Steamboat Springs Planning Director and Staff

*Re: 2010 & 2012 Cornice Road and the STR discussion*

Dear Council Members, Planning Commission and Staff,

We are writing this letter to address the current Short Term Rental (STR) discussions - and decisions - which have currently removed our property from the legal ability to rent short term.

We believe our property should be allowed to rent “unlimited” as an STR (dark green) due to it’s:

- 1) “Closer than most” duplexes to Gondola and Ski Time Squares,
- 2) location on a major arterial street in the Mountain Base area,
- 3) location in the URA,
- 4) location in the current Mountain Area Master Plan (MAMP),
- 5) livability impacts from neighboring large multi-family properties ( The Rockies Condominiums and the Steamboat Grand Hotel )
- 6) meeting primary goals being set by the MAMP (pedestrian walkability)

Several reference maps are included in this letter. Along with our statements below, these maps and illustrations show that our property location is in a resort neighborhood....not a residential neighborhood – of which you’re focusing.

### **History of 2010/2012 Cornice Road**

Our father, Don Beard, bought this lot in 1971 for \$10,000 when LTV was the owner of the ski area and also a large developer of the surrounding parcels. Don was one of the front range 1960’s ski pioneers that saw the potential in what a growing Steamboat resort had to offer. He envisioned - and built in 1977 - a ski duplex, “Sunspot”, that has been enjoyed by hundreds of short term renters over the decades who appreciated the walking proximity to the ski hill, Ski Time Square, Gondola Square, and nearby bus stops for those without cars that flew in to Steamboat. Our property was legally licensed with the city for two units as a VHR. (VHR-08-14 A & B – file closed). We paid lodging taxes for many years.

In 2011, as our parents aged and could no longer manage short term rentals, we decided to change the use of our duplex. We currently keep one unit for our own personal use as a 2<sup>nd</sup> home and lease the other unit on a long term basis to young professionals in Steamboat.

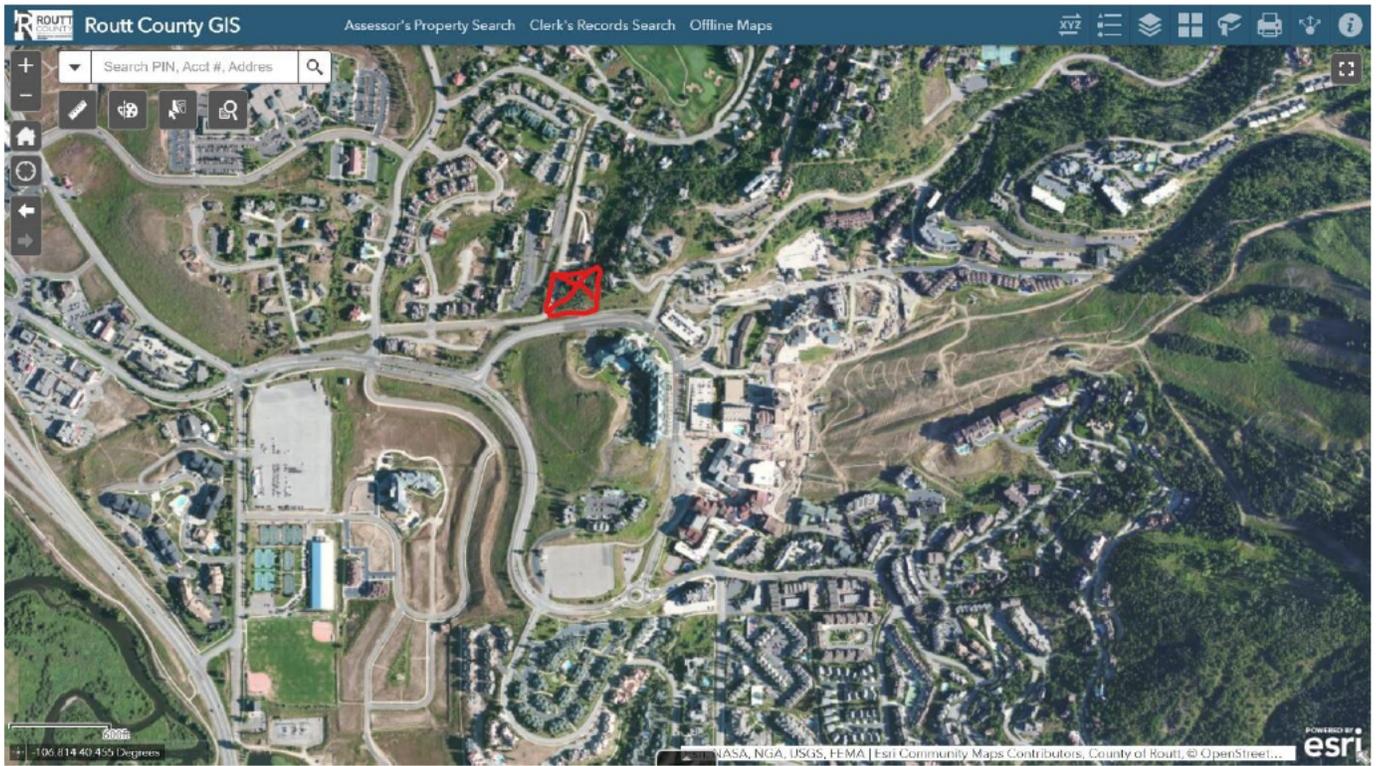
Our current use is working for our family right now, however, it is not the highest and best use of this property. The premiere location warrants short term rentals. We want to make sure that future generations, and any subsequent

owners, have all of the rights afforded to this property being so close to the base area. It is a duplex with an oversized lot, in a resort neighborhood.

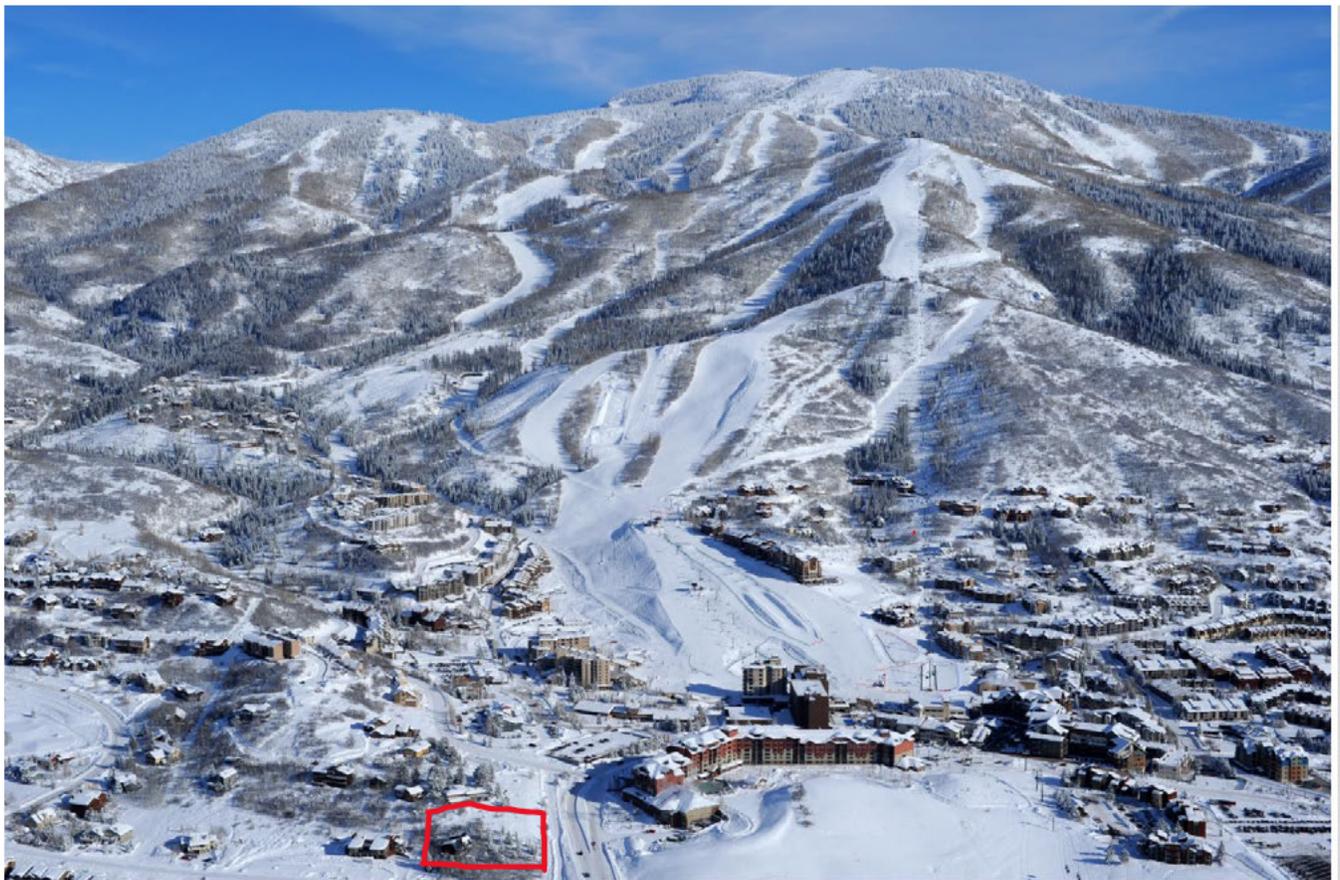
## **Property Location and Description**

- The property is located on Cornice Road – across the street from The Rockies condominiums (120 units), and directly across Mt. Werner Circle from The Steamboat Grand Hotel (328 rooms).
- We have 250' front footage along Mt. Werner Circle – with The Steamboat Grand Hotel across the street covering that same frontage
- We have 245' front footage along Cornice Road – with The Rockies Condominiums across the street covering that same frontage
- The old Mount Werner Road - that is now the walking/bike trail - abuts our south property line
- Our one acre lot is situated along the “entrance to the ski area” just past the Arnold Barn
- It is one of the first/most visible properties to drivers as they make the curve up Mount Werner Circle to Gondola Square and Ski Time Square – along with all the properties located off Burgess Creek Road.
- Views from our lot include the ski area to the west, the valley to the south, and Emerald Mtn to the west
- Our property is approximately 1,470 feet from Gondola Plaza – one of the easiest walks compared to any other duplex (or single family property) in the base area. (see radius map below)
- Our 45 year old duplex is tucked up on the hillside, obscured now by the aspen and 50 pine tree that were hand planted and watered by Don Beard.
- Our property is located in the URA and the MAMP.

We have lived and watched, for 50 years, the incredible changes occurring throughout the base area. Only once have we spoken up to the city with concerns. Every Friday morning, The Steamboat Grand “charges” their enormous heating and ventilation system – which is located directly across Mt Werner Circle from our living rooms. The recorded 80 db noise level (residential code limit is 55 db) coming from the hotel every Friday lasts from one to three hours depending on the time of the year. We have spoken with the City Code Enforcement Office & Paul Barry, Operations Manager for The Grand. We were told nothing can be done to mitigate. We have learned to live with the noise, but this huge impact is not what would be found - or tolerated – in residential neighborhoods.

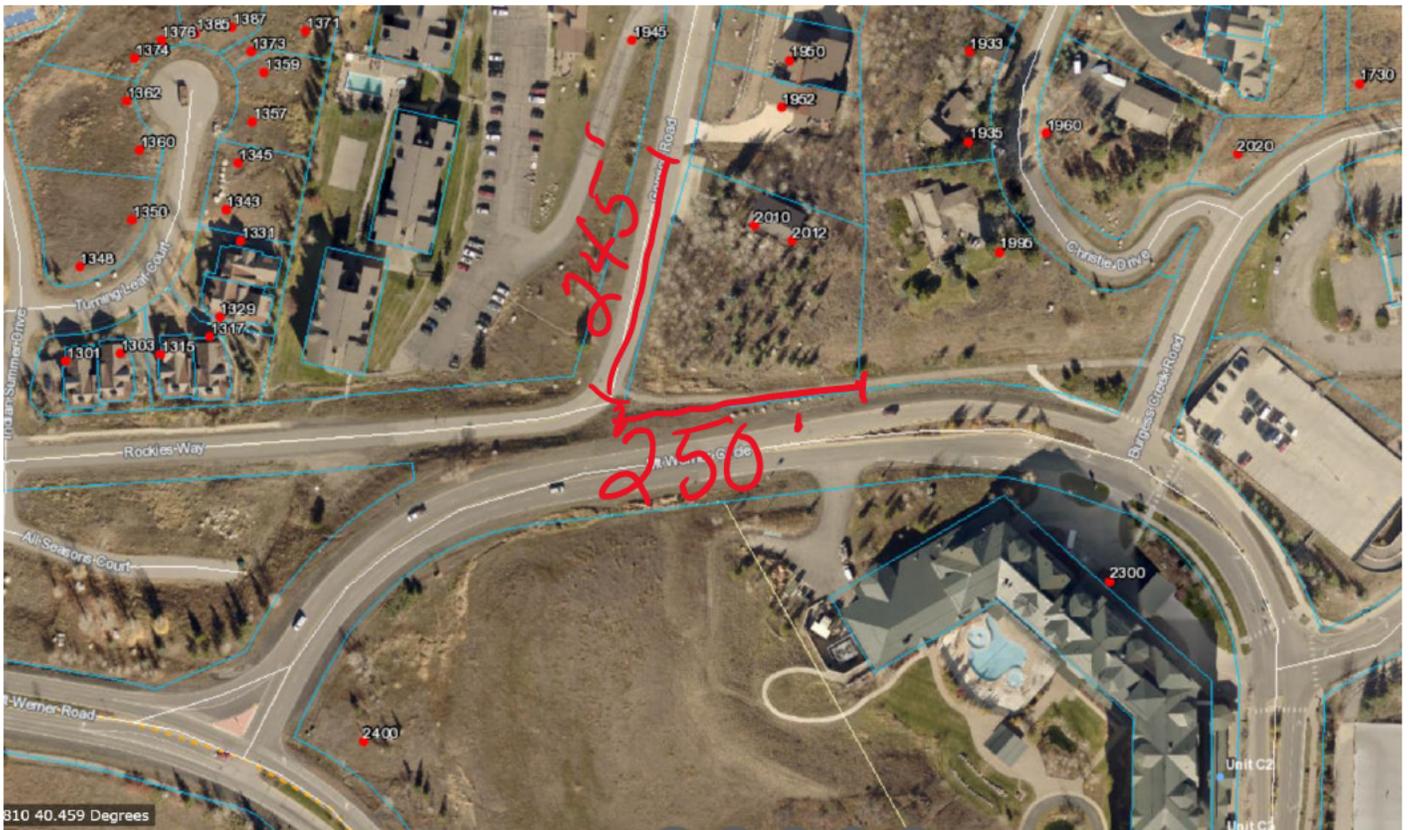


**Location of 2010/2012 Cornice Road**



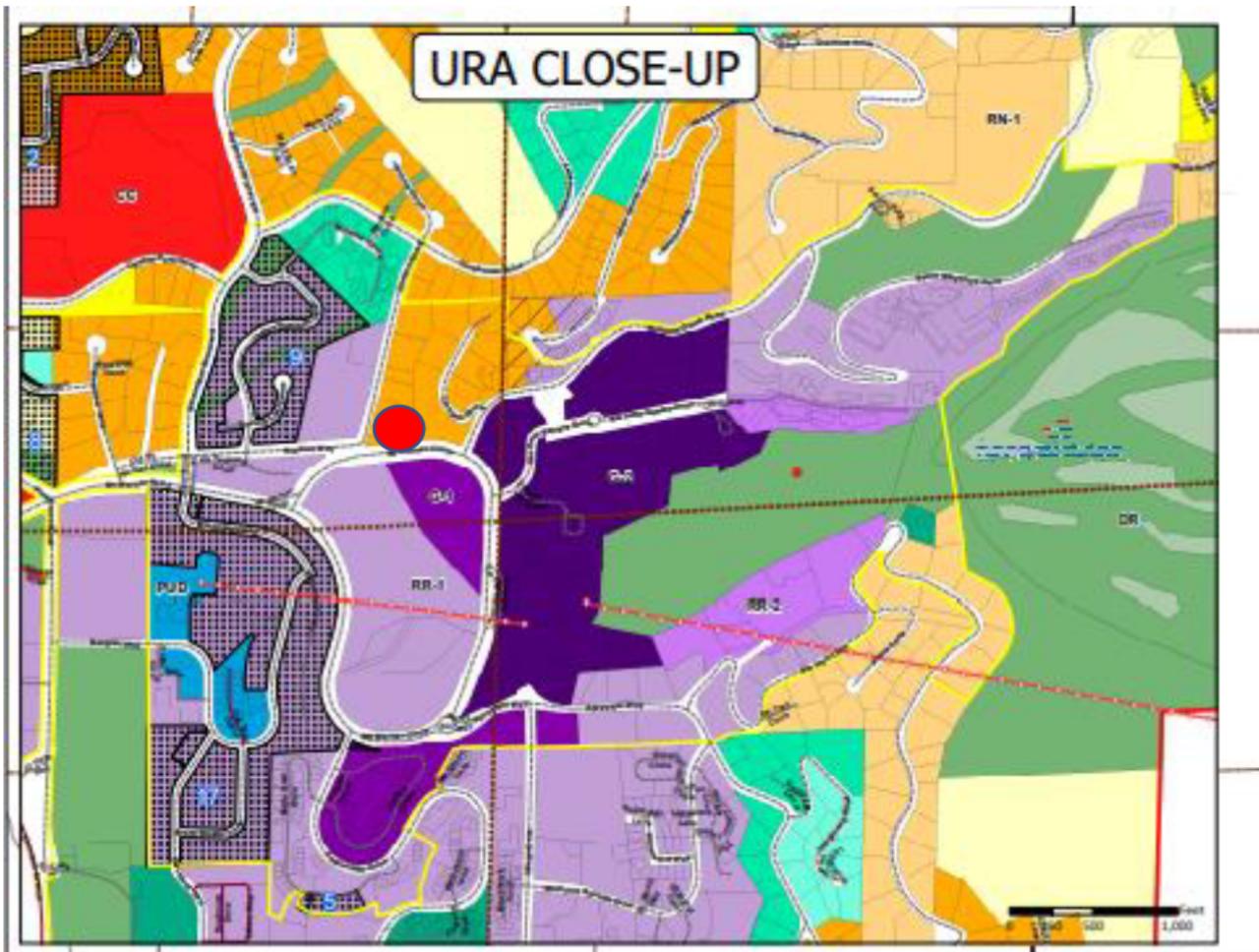


2010/2012 Cornice Road – Frontage along Mt Werner Circle



## Urban Renewal Authority

- Our duplex property is located within the boundaries of the Mountain URA.
- Unlike the vast majority of single family and duplex properties in the greater mountain area, our property is located in Tax District 28 - Ski Resort Base Area (SS Redevelopment Authority).
- There are only 20+/- duplex properties in the URA. The extensive remainder of properties in the URA are commercial businesses and condos – all represented on the URA board by lodging, real estate, business, government, and ski corp individuals – no one represents the 20 or so duplex owners.
- Because our property has substantial front footage (250') along Mt. Werner Circle, any decision making by the URA, Planning Commission & Staff, City Council, and The Steamboat Grand Hotel regarding road improvements, traffic patterns, street lighting, roundabouts, sidewalks, bike paths, headlights, construction, noise, etc, will have a direct impact on the use and enjoyment of our property. No other duplex property in the URA, MAMP, or the greater mountain area, has this volume of impact from so many different decision makers.



City of  
Steamboat Springs   
Zoning Map



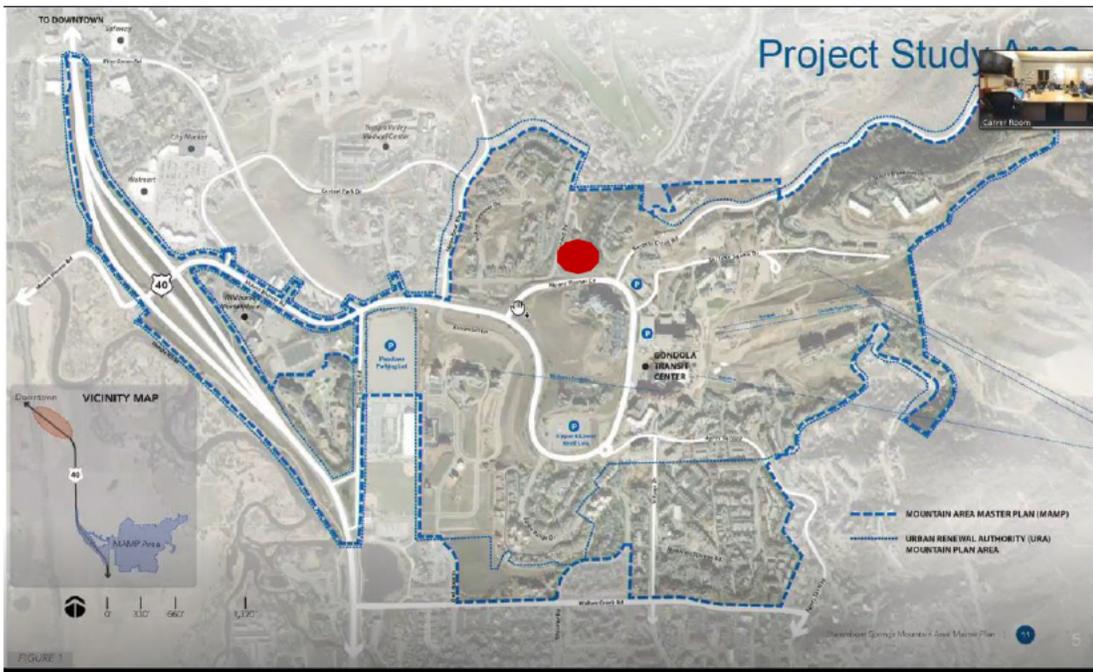
1:6,000

### LEGEND

-  TOWNSHIP RANGE
-  SECTION
-  CITY LIMITS
-  URA

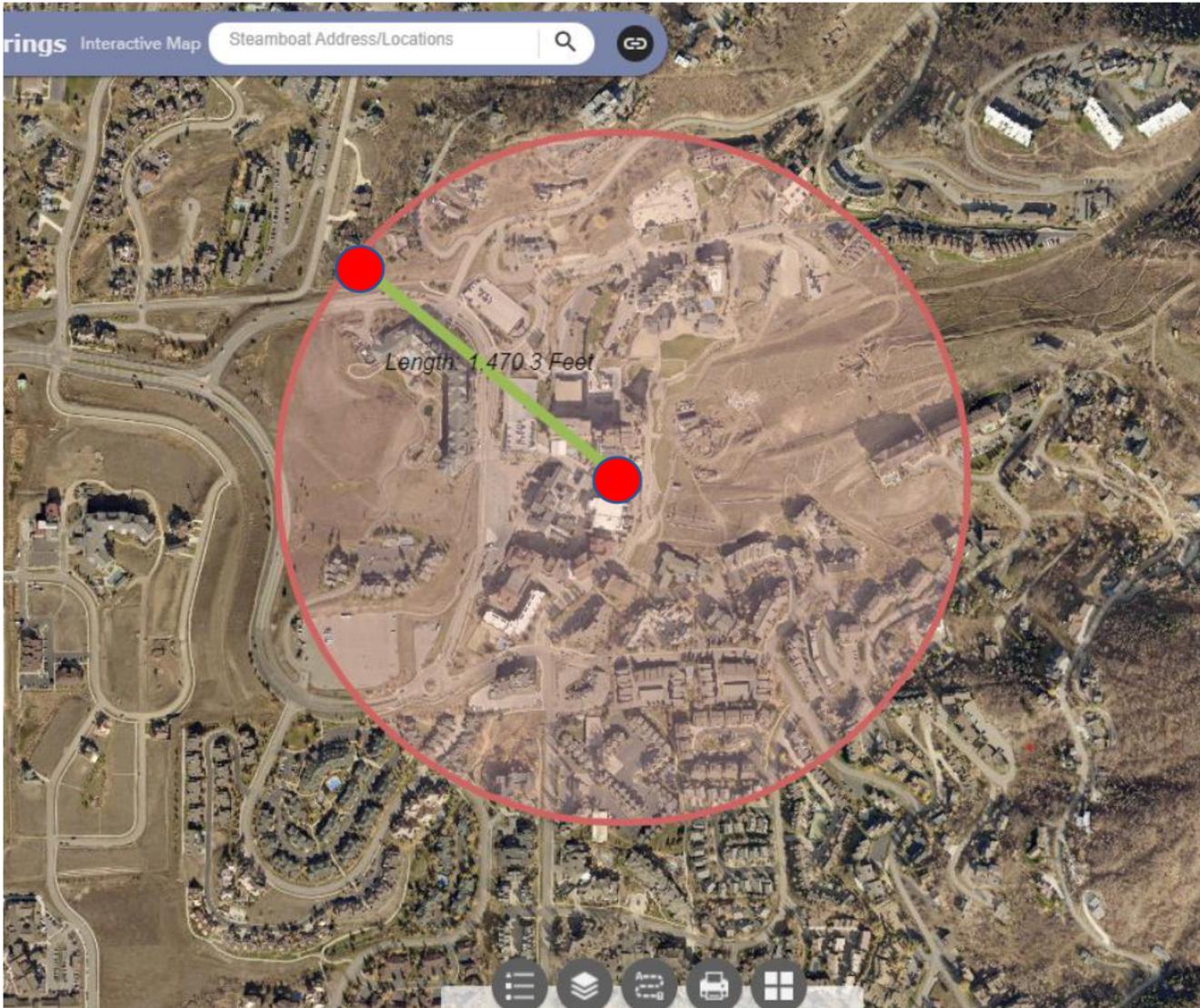


# Mountain Area Master Plan



## Uniquely proximal to Gondola Plaza

Our property is approximately 1,470 feet from Gondola Plaza. When creating a radius of 1,470 feet around Gondola Plaza, less than five other duplexes are this proximal.



## MORITORIUM MAP



Council directed the planning commission and staff to get “an understanding of what’s going on” and “locals in the area” by comparing Site Address to Owner’s Mailing address. In the case of our portion of Cornice Road, only three duplex properties were included in the ratio calculations that equated to 33% (2/6) local ownership for this portion of Cornice Road...thus our three duplexes are still located in the moratorium per the 25% threshold set.

We understand the STR moratorium only applies to single family and duplexes. However, in order to know “what’s going on” along this portion of Cornice Road, you need to consider that the primary activity on Cornice Road comes from the 120 units in the *Rockies condos that share a Cornice Road address with us*...not the 3 duplexes used in your ratio study. Our property is greatly impacted by The Rockies condos directly across the street from us; car and foot traffic, city buses, party and pool noise, and bears getting into their dumpsters and bringing up the bags of trash to eat and spread in the trees on our property. The Rockies condos were built in 1972 – five years before we built our property – we knew what to expect.

In addition, while the 50-unit Moraine project does not have a Cornice Road address, it runs parallel to it and adds to the high density and high traffic activity coming our direction on Cornice Road. Christy Drive (North Meadows subd) right above us was exempted from the moratorium having “less than the 25% local address” threshold from nine duplexes, and yet has no 100+ multi-family project sharing Christy Drive. Christy Drive is much less resort/visitor oriented than Cornice Road.

Moratorium exempted streets with duplexes include the south end of the mountain area; Apres Ski Way, Anthony Circle, Ridge Road, portions of Overlook Drive, Anthony Circle - all of which are 1) substantially farther from the base area requiring motor vehicles 2) do not share a street address with 100+ unit multi-family properties, and 3) majority of these streets are situated in a lower density zone district.

This is a poor tool to have used for “what is happening on Cornice Road” and should not be used for future STR decision making on Cornice Road.

## **Conclusion**

While our property is one of a handful of North Meadows lots with oversized parcels, it is situated in an overall high density resort neighborhood. To carve out this section of Cornice Road in the base resort area and not allow short term rentals is inconsistent with the intent of what you’re trying to protect. Future STR decisions and planning guides must take into account the concentrated resort use of this neighborhood.

Thank you,

The Don & Donna Beard Family

Diane Beard-Erickson

██████████  
████████████████████

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Tuesday, March 1, 2022 9:50:28 AM

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#### Contact Information

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First Name	Kristen
Last Name	Feiges
Email Address	kfeiges@gmail.com

---

#### Questions or Comments

---

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

---

Please leave your comments or questions below.

I want to express my opinion that we should absolutely have caps on Short term rentals even in By Right Zones. This will allow for flexibility now and in the future as our population and demographics grow and change. Without caps, we are much more likely to continue to see the same problems with STRs in the zones where they are allowed. Please take this into consideration when making STR decisions.

Additionally, the community spoke quite loudly in the November election by choosing candidates who would be the most likely to reign in STR's.

Kristen Feiges  
resident since 2004

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Please add	<i>Field not completed.</i>
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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Wednesday, March 2, 2022 12:42:28 PM

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#### Contact Information

---

First Name	Ulrich
Last Name	Salzgeber
Email Address	ulrich@ssbr.org

---

#### Questions or Comments

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

When it comes to the Short Term Rental and Vacation Home Rental issue, It seems that both the Planning Commission as well as City Council have spent an inordinate amount of time trying to find a solution to a problem that we don't even know if it exists. Restrictive plans are being made without data and the unintended consequences for our Community could be dire.

I have attached a document that I hope covers some of the reasons for our current situation and possibly some solutions. Here is the National Association of Realtors® position on Short Term rentals and individual property rights:

#### Property Rights

Governments shall not arbitrarily infringe on the basic right of the individual to acquire, possess and freely transfer real property,

and shall protect private property rights as referred to in the 5th and 14th Amendments of the United States Constitution.

Private property rights include the right to gain income from property and the right to rent out property on a short-term basis. Local governments are granted the legal authority to regulate land use within their jurisdiction by police powers and/or zoning regulations. But the National Association of REALTORS® (NAR) believes local short-term rental regulations should focus on issues such as health, safety and noise mitigation, and respect the rights of private property owners.

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Please add  
attachments here.

[STR and VHR Discussion.pdf](#)

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## **Short Term Rental (STR) and Vacation Home Rental (VHR) issues.**

Over the past several years the City of Steamboat Springs has been discussing the issue regarding STR's and VHR's within the City Limits. Due to some neighborhood complaints and the lack of workforce housing this issue has hit the front page. This is strictly a City issue since short term rentals in Routt County are not allowed. The basic premise for these discussions have been on two primary points:

1. Workforce and attainable housing.
2. Neighborhood Character.

I believe that both of these issues are misnomers and not caused by STR's and VHR's. This is simply the "Issue Dujour" and the symptoms need something or someone to blame.

### **Workforce and Attainable Housing**

Unaffordable housing prices for the Steamboat workforce have been primarily impacted by the real estate market. No one could have guessed that during the pandemic the housing demand would be so great. While we anticipated slow sales due to folks not traveling and being able to see properties, the opposite occurred. There was a rush to purchase, both primary and secondary homes and units. Factors for this gold rush:

- low interest rates. People with wealth are taking advantage of these rates. They may be making 7% on their investments but can borrow at 3%. This is compounded by a lack of inventory.
- Low inventory is not unique to Steamboat as the National Association of Realtors® estimates that within the United States there is a six million housing unit shortage. This is due to a 14 year below average historical housing starts. Why?
- There are several reasons for low housing starts. Regulations that can add up to be almost a quarter of the price of building, lack of tradespeople, cost of construction materials.
- One major factor that condos are not being built are the [Construction Defect](#) laws in many States. These laws allow condo owners and associations to sue the builder of a project forever for any defects that

arise. These laws are not applicable for rental projects so why build a condo and place yourself under liability when you can build an apartment complex instead.

- Currently in our Multiple Listing Service there are only 8 Condos available (2/12/22) which leads to a math problem.
- Currently there is a 2 bedroom/2 bath, 841 Sq Ft. Shadow Run unit on the market for \$589,000. Less 20% down or \$117,800.00 = Loan amount of: 471,200, 30 year loan at 3% interest = \$1,987.00 monthly payment. HOA Dues = \$525.00 per month. Add in Property taxes, insurance and utilities and your monthly obligation is close to \$3,000 per month. This assumes that a young family can come up with \$117,800 down and can qualify for a 3% loan. How is this affordable housing for our working families?
- The increase in the price of these properties is also a major factor why many units may no longer be available for long term rentals. Just to cover their debt service on this Shadow Run unit they would have to charge upwards of \$3,500 per month.
- The theory is that with the restrictions of STR's and VHR's the price of these units will decrease. This is simply not true. Even with more inventory there are lots of people that have been waiting for months and years to purchase in the Steamboat market. They are local working families, second homeowners and investors. The average days on market is 9 which leaves us with a 3 week inventory. Once again, inventory is the primary factor for the increase in the cost of housing.

## **Neighborhood Character**

Perhaps the character of many Steamboat neighborhoods has been impacted. However to solely blame STR's and VHR's for the changes is unfair and not necessarily accurate. To assert such a claim precludes that a nearby property owner is a good neighbor or that long term renters are also good neighbors. Much of the turmoil and complaints caused by STR's and VHR's can be blamed in some part to the City of Steamboat. The STR permitting process is not widely known or understood and there is no enforcement. The Steamboat Police Department should not be property management. There are several stories of people who rent out their home via Airbnb or VRBO who had a complaint lodged by neighbors where the police had to be called to mitigate. The issue is that the owners of the property had no idea of this

incident and were never informed therefore not having the ability to rectify the situation.

## **Makeup of STR and VHR Owners**

As with all property ownership there are a myriad of reasons why STR's and VHR's are owned in Steamboat. Some may be strictly for investment, however we believe that this number is quite small. The majority are families that have purchased a second home or condo for their use when they have the opportunity to come visit. Many are families who hope to transition to full time residents but aren't in a financial position to do so currently. Others are new residents who calculated that the only way they could afford to relocate to Steamboat was to purchase a duplex and manage the one half and live in the other. Of course there are also long-time locals who may have the opportunity to rent out their homes a few months per year while they are gone enjoying retirement.

Should the restrictions on STR's and VHR's become more onerous than those who can no longer afford to purchase this property without that right will be forced to sell. To whom? Most likely to owners who don't need the rental income and will simply leave the property dark for a good portion of the year. Therefore not contributing to the sales tax base the city is reliant on.

Second Homeowners are essential to our economy, they pay County property taxes and City sales taxes. They buy groceries and frequent our restaurants, art galleries, retail stores, enjoy tourist amenities like hot springs, dog sledding, snowmobiling, etc. They fly into YVRA and use shuttle services.

Our City council is, and should be, very attentive to our local community, however we wonder who carries the voice for our second homeowners?

## **Pendulum Swing**

The Steamboat Chamber of Commerce has historically counted available nightly rentals as "pillows". When the Steamboat Grand first opened there were 19,000 pillows available for nightly rentals. Those numbers have decreased due to:

- The destruction of Ski Time Square properties and the Thunderhead lodge, which at the time was the third largest hotel in Steamboat.
- The transformation of many condos that were specifically built for short term rentals that have partially transitioned to full time housing such as Shadow Run, The Rockies, Storm Meadows, etc.
- The recent sale and transformation from hotel to workforce housing: Alpiner, Super 8, Steamboat Motel, Hampton Inn, Fairfield Inn, Ironhorse Inn(Flour Mill).
- The change of business model at the Sheraton Hotel where overnight reservation or walk in lodging is no longer available.
- All this while the Ski Corporation is conducting a 200 million dollar improvement and expansion to the mountain and the Yampa Valley Regional Airport who continues to grow the airline program (currently servicing 2,500 seats daily). At some point we will need to answer the question, "Where would you like our visitors to stay?"

## **Recommendations Going Forward**

It is my belief that the City of Steamboat Springs is on the correct path with the contracting of Granicus. The gathering of information on current STR's and VHR's is imperative as is the 24 hour hotline. From this base we can begin to gather data and make informed decisions.

Although I believe that the allowances of STR's and VHR's should be the responsibility of individual Homeowners Associations and not the City's I also understand that this is probably not the avenue that will be recommended, therefore here are some additional recommended steps:

- Conduct an Economic Impact study (paid for by the City and other interested entities to assure that the results are not self serving)
- Correlate the findings of current STR's and VHR's with the available pillows from other lodging entities. Let's get an accurate number of current pillows available for nightly use.
- Work with the Ski Corp. and YVRA to assess what the demand is and will be for short term housing.
- Work with Contractors to streamline the permitting and licensing process for new construction.

- Bring the professionals to the table. If you have an impacted tooth you go to the dentist, If you break a leg you go to a Doctor, why not involve the Management Companies and Realtors®.
- Although there has been some movement to ease the Construction Defect laws, there is still work to be done. Work with the State legislators to correct this issue.
- Develop a more comprehensive registration system
- Have an annual fee for STR and VHR permits
- Work on an enforcement plan with consequences. Three strike rule? Who and what determines what a "strike" looks like? What is the appeal process? Are there any consequences for filing false complaints? Properties have to have on site management or use local management companies? Rules on management companies' responses?

Once the data is collected from Granicus, the economic impact study, the demand assessment and records from the 24 hour hotline, we can make an informed decision on what steps are needed to move forward.

- Perhaps the study will show that the City would be fine with the measures already implemented.
- I would be opposed to using Caps as a method of regulating STR's and VHR's. It is blatantly unfair to have a VHR's adjacent to a property that is not allowed a permit simply because of the time of purchase or that the owners just recently decided to use their home for STR purposes. This certainly does not address either of the core issues of neighborhood character nor the affordability of workforce /attainable housing.
- Should the City decide to go forward with an overlay zone there need to be accommodations made for adjustments within the restricted and prohibited zones to allow local owners who wish to short term rent their properties for a limited time during the year.

## **Personal Observation**

We purchased our home in 1988 and even at that time we looked at the uniqueness of our log home and the opportunity to rent it out once we retired. I could rent out our home long term if someone can afford \$4,000 per month for a 4 bed/4bath home (bargain in today's market). Even if we could get that price it would mean that we cannot come and enjoy our home when we want to. We also don't know how those long term renters are treating our home. If we rent short term with a local management company then we have the ability to not rent at times when we wish to enjoy the home we have worked so hard for. In addition, we know that after each stay our home will be professionally cleaned and should they see a leak in the bathroom it will be immediately addressed.

If we hire a local management company that can respond to any complaints within an hours notice, contact all of our neighbors and let them know what we are doing and provide them with the management company information, my cell phone and the 24 hour hotline, how dare anyone tell us what we can or can't do with our property, as long as it does not negatively affect any of our neighbors.

## Karen Lewer

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, March 2, 2022 12:39 PM  
**To:** Karen Lewer  
**Subject:** Online Form Submittal: Planning Commission Contact Form

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---

First Name	Barbara
Last Name	Hughes
Email Address	skibarb97@gmail.com

---

### Questions or Comments

---

Please leave your comments or questions below:	Hello again Commissioners. I just submitted comments about short-term rentals but one of the attachments was not sent. I am attaching page 1 of a solicitation letter from Vacasa Vacation Home Management company so that you can see that they are actively soliciting properties in the Hunters Ridge subdivision. Page 2 was sent with my original comment form.
--	--

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Please add attachments here	<a href="#">Vacasa 1.pdf</a>
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**Karen Lewer**

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, March 2, 2022 12:33 PM  
**To:** Karen Lewer  
**Subject:** Online Form Submittal: Planning Commission Contact Form

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---

First Name	Barbara
Last Name	Hughes
Email Address	skibarb97@gmail.com

---

### Questions or Comments

Please leave your comments or questions below:

While the Planning Commission is discussing short-term rental regulations and overlay zones, I thought you should be aware that Vacasa Vacation Home Management company is actively soliciting properties in the Hunters Ridge subdivision south of Walton Creek Road through letters to homeowners. I have attached a copy of their letter.

This is a residential subdivision consisting of single family homes where I strongly feel that short-term rentals should be prohibited.

I appreciate the opportunity to submit comments while you are reviewing this very contentious issue.

---

Please add attachments here [Vacasa 2.pdf](#)

---

## Earning more is only the beginning

When you partner with Vacasa for vacation rental management, you invest in peace of mind. To make opening your home to guests both easy and worry-free for you, we provide:



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Local housekeepers, maintenance techs, and a dedicated property manager keep your home in top condition. They take care of everything from between-guest cleans to hot tub maintenance.



### Guest screening & 24/7 support

Make guest services for your vacation rental simple and secure. Our proven guest screening protocols help nip problem bookings in the bud, while local teams can lend a hand 24/7.



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You're always in the driver's seat when it comes to your home. Submit maintenance requests, update your booking calendar, review your finances, and more at a glance.

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It's as easy as 1,2,3 to get your custom management proposal and see if Vacasa is a good fit.

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2. Schedule a time to talk with your Steamboat Springs expert (after answering a few questions about your home and your goals).
3. Get your complete proposal and all the details about Vacasa's services for an accurate picture of what it's like to manage your vacation rental with us.



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Management proposal for  
 [REDACTED] Hunters Ct

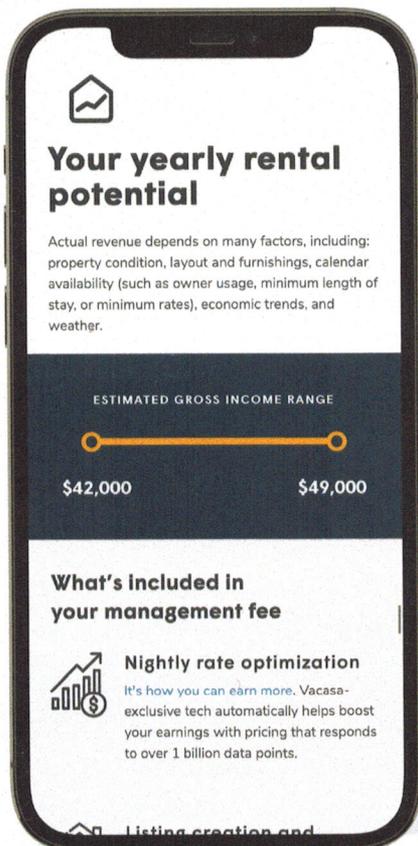


Is it possible to own a profitable, hassle-free vacation rental? We think so, and we'd love to show you how we can help.

As the leading full-service vacation rental management company in North America, Vacasa offers all the essentials for simple, local management for one tailored fee.

When you call us and connect with your local expert, they can create a detailed, no-obligation proposal for you, complete with a customized income projection, management fee, and overview of our home care and revenue-generating services.

## Real proposal projections for real Vacasa vacation rentals



Jen W.'s Rocky Mountain condo could gross **\$42,000–\$49,000** per year

Wes E. | Northern California cottage



Charles T. | Florida Keys bungalow



Charlotte P. | Maine cabin



Joe C. | Texas Hill Country home



## Karen Lewer

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**From:** noreply@civicplus.com  
**Sent:** Tuesday, March 1, 2022 7:42 PM  
**To:** Karen Lewer  
**Subject:** Online Form Submittal: Planning Commission Contact Form

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

## Planning Commission Contact Form

### Step 1

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#### Note

All communications to the Planning Commission through this website shall be deemed public documents and are subject to the Colorado Open Records Act. This includes email addresses and any personal information that you included in your email. A notation of "Confidential" on the communication does not protect the document from public review. The Planning Commission and Planning Department members are copied on all emails.

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First Name	Erik
Last Name	Petersen
Email Address	ebp27@georgetown.edu

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### Questions or Comments

Please leave your comments or questions below:

Good evening,

I have been a resident of Steamboat Springs since spring of 2016. I purchased my first property in Steamboat in September of 2017, a condo in Walton Village. Walton Village's HOA founding documents disallow nightly rentals, with the exception of their Omicron building, where I live.

This is my primary residence, and I have worked hard to build equity in my home. The land-use restriction of eliminating nightly rentals in this area of town is harmful to my property rights (and home value, my primary asset as a young person) and does minimal to affect housing inventory in town given that this is the sole building in the development where rentals are allowable.

---

Please respond with the next public meeting to discuss rental zoning. I would like to express my thoughts in the process.

I can be reached at [ebp27@georgetown.edu](mailto:ebp27@georgetown.edu)

Sincerely,  
Erik Petersen

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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:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [City Council](#)  
**Subject:** Online Form Submittal: City Council Contact Form  
**Date:** Wednesday, March 2, 2022 12:42:28 PM

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## City Council Contact Form

### Step 1

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#### Note

*All communications to City Council through this website shall be deemed public documents and are subject to the Colorado Open Records Act. This includes email addresses and any personal information that you included in your email. A notation of "Confidential" on the communication does not protect the document from public review. The City Manager, City Attorney and City Clerk are copied on all emails.*

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#### Contact Information

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First Name	Ulrich
Last Name	Salzgeber
Email Address	ulrich@ssbr.org

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#### Questions or Comments

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

When it comes to the Short Term Rental and Vacation Home Rental issue, It seems that both the Planning Commission as well as City Council have spent an inordinate amount of time trying to find a solution to a problem that we don't even know if it exists. Restrictive plans are being made without data and the unintended consequences for our Community could be dire.

I have attached a document that I hope covers some of the reasons for our current situation and possibly some solutions. Here is the National Association of Realtors® position on Short Term rentals and individual property rights:

#### Property Rights

Governments shall not arbitrarily infringe on the basic right of the individual to acquire, possess and freely transfer real property,

and shall protect private property rights as referred to in the 5th and 14th Amendments of the United States Constitution.

Private property rights include the right to gain income from property and the right to rent out property on a short-term basis. Local governments are granted the legal authority to regulate land use within their jurisdiction by police powers and/or zoning regulations. But the National Association of REALTORS® (NAR) believes local short-term rental regulations should focus on issues such as health, safety and noise mitigation, and respect the rights of private property owners.

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Please add  
attachments here.

[STR and VHR Discussion.pdf](#)

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

## **Short Term Rental (STR) and Vacation Home Rental (VHR) issues.**

Over the past several years the City of Steamboat Springs has been discussing the issue regarding STR's and VHR's within the City Limits. Due to some neighborhood complaints and the lack of workforce housing this issue has hit the front page. This is strictly a City issue since short term rentals in Routt County are not allowed. The basic premise for these discussions have been on two primary points:

1. Workforce and attainable housing.
2. Neighborhood Character.

I believe that both of these issues are misnomers and not caused by STR's and VHR's. This is simply the "Issue Dujour" and the symptoms need something or someone to blame.

### **Workforce and Attainable Housing**

Unaffordable housing prices for the Steamboat workforce have been primarily impacted by the real estate market. No one could have guessed that during the pandemic the housing demand would be so great. While we anticipated slow sales due to folks not traveling and being able to see properties, the opposite occurred. There was a rush to purchase, both primary and secondary homes and units. Factors for this gold rush:

- low interest rates. People with wealth are taking advantage of these rates. They may be making 7% on their investments but can borrow at 3%. This is compounded by a lack of inventory.
- Low inventory is not unique to Steamboat as the National Association of Realtors® estimates that within the United States there is a six million housing unit shortage. This is due to a 14 year below average historical housing starts. Why?
- There are several reasons for low housing starts. Regulations that can add up to be almost a quarter of the price of building, lack of tradespeople, cost of construction materials.
- One major factor that condos are not being built are the [Construction Defect](#) laws in many States. These laws allow condo owners and associations to sue the builder of a project forever for any defects that

arise. These laws are not applicable for rental projects so why build a condo and place yourself under liability when you can build an apartment complex instead.

- Currently in our Multiple Listing Service there are only 8 Condos available (2/12/22) which leads to a math problem.
- Currently there is a 2 bedroom/2 bath, 841 Sq Ft. Shadow Run unit on the market for \$589,000. Less 20% down or \$117,800.00 = Loan amount of: 471,200, 30 year loan at 3% interest = \$1,987.00 monthly payment. HOA Dues = \$525.00 per month. Add in Property taxes, insurance and utilities and your monthly obligation is close to \$3,000 per month. This assumes that a young family can come up with \$117,800 down and can qualify for a 3% loan. How is this affordable housing for our working families?
- The increase in the price of these properties is also a major factor why many units may no longer be available for long term rentals. Just to cover their debt service on this Shadow Run unit they would have to charge upwards of \$3,500 per month.
- The theory is that with the restrictions of STR's and VHR's the price of these units will decrease. This is simply not true. Even with more inventory there are lots of people that have been waiting for months and years to purchase in the Steamboat market. They are local working families, second homeowners and investors. The average days on market is 9 which leaves us with a 3 week inventory. Once again, inventory is the primary factor for the increase in the cost of housing.

## **Neighborhood Character**

Perhaps the character of many Steamboat neighborhoods has been impacted. However to solely blame STR's and VHR's for the changes is unfair and not necessarily accurate. To assert such a claim precludes that a nearby property owner is a good neighbor or that long term renters are also good neighbors. Much of the turmoil and complaints caused by STR's and VHR's can be blamed in some part to the City of Steamboat. The STR permitting process is not widely known or understood and there is no enforcement. The Steamboat Police Department should not be property management. There are several stories of people who rent out their home via Airbnb or VRBO who had a complaint lodged by neighbors where the police had to be called to mitigate. The issue is that the owners of the property had no idea of this

incident and were never informed therefore not having the ability to rectify the situation.

## **Makeup of STR and VHR Owners**

As with all property ownership there are a myriad of reasons why STR's and VHR's are owned in Steamboat. Some may be strictly for investment, however we believe that this number is quite small. The majority are families that have purchased a second home or condo for their use when they have the opportunity to come visit. Many are families who hope to transition to full time residents but aren't in a financial position to do so currently. Others are new residents who calculated that the only way they could afford to relocate to Steamboat was to purchase a duplex and manage the one half and live in the other. Of course there are also long-time locals who may have the opportunity to rent out their homes a few months per year while they are gone enjoying retirement.

Should the restrictions on STR's and VHR's become more onerous than those who can no longer afford to purchase this property without that right will be forced to sell. To whom? Most likely to owners who don't need the rental income and will simply leave the property dark for a good portion of the year. Therefore not contributing to the sales tax base the city is reliant on.

Second Homeowners are essential to our economy, they pay County property taxes and City sales taxes. They buy groceries and frequent our restaurants, art galleries, retail stores, enjoy tourist amenities like hot springs, dog sledding, snowmobiling, etc. They fly into YVRA and use shuttle services.

Our City council is, and should be, very attentive to our local community, however we wonder who carries the voice for our second homeowners?

## **Pendulum Swing**

The Steamboat Chamber of Commerce has historically counted available nightly rentals as "pillows". When the Steamboat Grand first opened there were 19,000 pillows available for nightly rentals. Those numbers have decreased due to:

- The destruction of Ski Time Square properties and the Thunderhead lodge, which at the time was the third largest hotel in Steamboat.
- The transformation of many condos that were specifically built for short term rentals that have partially transitioned to full time housing such as Shadow Run, The Rockies, Storm Meadows, etc.
- The recent sale and transformation from hotel to workforce housing: Alpiner, Super 8, Steamboat Motel, Hampton Inn, Fairfield Inn, Ironhorse Inn(Flour Mill).
- The change of business model at the Sheraton Hotel where overnight reservation or walk in lodging is no longer available.
- All this while the Ski Corporation is conducting a 200 million dollar improvement and expansion to the mountain and the Yampa Valley Regional Airport who continues to grow the airline program (currently servicing 2,500 seats daily). At some point we will need to answer the question, "Where would you like our visitors to stay?"

## **Recommendations Going Forward**

It is my belief that the City of Steamboat Springs is on the correct path with the contracting of Granicus. The gathering of information on current STR's and VHR's is imperative as is the 24 hour hotline. From this base we can begin to gather data and make informed decisions.

Although I believe that the allowances of STR's and VHR's should be the responsibility of individual Homeowners Associations and not the City's I also understand that this is probably not the avenue that will be recommended, therefore here are some additional recommended steps:

- Conduct an Economic Impact study (paid for by the City and other interested entities to assure that the results are not self serving)
- Correlate the findings of current STR's and VHR's with the available pillows from other lodging entities. Let's get an accurate number of current pillows available for nightly use.
- Work with the Ski Corp. and YVRA to assess what the demand is and will be for short term housing.
- Work with Contractors to streamline the permitting and licensing process for new construction.

- Bring the professionals to the table. If you have an impacted tooth you go to the dentist, If you break a leg you go to a Doctor, why not involve the Management Companies and Realtors®.
- Although there has been some movement to ease the Construction Defect laws, there is still work to be done. Work with the State legislators to correct this issue.
- Develop a more comprehensive registration system
- Have an annual fee for STR and VHR permits
- Work on an enforcement plan with consequences. Three strike rule? Who and what determines what a "strike" looks like? What is the appeal process? Are there any consequences for filing false complaints? Properties have to have on site management or use local management companies? Rules on management companies' responses?

Once the data is collected from Granicus, the economic impact study, the demand assessment and records from the 24 hour hotline, we can make an informed decision on what steps are needed to move forward.

- Perhaps the study will show that the City would be fine with the measures already implemented.
- I would be opposed to using Caps as a method of regulating STR's and VHR's. It is blatantly unfair to have a VHR's adjacent to a property that is not allowed a permit simply because of the time of purchase or that the owners just recently decided to use their home for STR purposes. This certainly does not address either of the core issues of neighborhood character nor the affordability of workforce /attainable housing.
- Should the City decide to go forward with an overlay zone there need to be accommodations made for adjustments within the restricted and prohibited zones to allow local owners who wish to short term rent their properties for a limited time during the year.

## **Personal Observation**

We purchased our home in 1988 and even at that time we looked at the uniqueness of our log home and the opportunity to rent it out once we retired. I could rent out our home long term if someone can afford \$4,000 per month for a 4 bed/4bath home (bargain in today's market). Even if we could get that price it would mean that we cannot come and enjoy our home when we want to. We also don't know how those long term renters are treating our home. If we rent short term with a local management company then we have the ability to not rent at times when we wish to enjoy the home we have worked so hard for. In addition, we know that after each stay our home will be professionally cleaned and should they see a leak in the bathroom it will be immediately addressed.

If we hire a local management company that can respond to any complaints within an hours notice, contact all of our neighbors and let them know what we are doing and provide them with the management company information, my cell phone and the 24 hour hotline, how dare anyone tell us what we can or can't do with our property, as long as it does not negatively affect any of our neighbors.