

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. ~~2858~~ 2857

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

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

WHEREAS, the City Council hereby finds and determines that short-term rentals have reduced the availability of housing for the local workforce by removing housing units from the supply of long-term rental units; and

WHEREAS, the City Council finds that the reduced availability of long-term rental housing contributes to a serious labor shortage in the City of Steamboat Springs and the broader Yampa Valley community, which negatively impacts the City's provision of critical governmental services and the provision by private businesses of services to residents of and visitors to Steamboat Springs and thereby is deleterious to the economic health and welfare of the Steamboat Springs community; and

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

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

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

WHEREAS, the City Council acknowledges that many owners of short-term rental property, having purchased, owned, and used their property for many years, have developed strong ties to the community and expect that they will be able to continue to be part time members of the community and/or transition to full time residence in the community and that in order to protect the expectations of such property owners the Short-Term Rental Overlay and licensing ordinances provide for the issuance of licenses to registered lawfully nonconforming short-term rental properties and permitted Vacation Home Rental properties notwithstanding licensing caps or prohibitions created by the Short-Term Rental Overlay and licensing ordinances; and

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

WHEREAS, the City Council finds that it is necessary to the public health, safety, and welfare to regulate short-term rental uses in order to balance the City's interests in preserving neighborhood and the entire City's character and the existing stock of workforce housing with the City's interest in maintaining short-term lodging facilities adequate to serve the City's visitors; and

WHEREAS, the City Council finds that the overlay zone created and implemented by this ordinance will promote the City's goals by encouraging the concentration of short-term rental uses in resort and commercial areas that can more easily provide access to attractions, amenities, and services to visitors while restricting the location of short-term rental uses in traditional residential neighborhoods in order to manage and mitigate impacts to neighborhood character and to discourage the conversion of long-term rental housing to short-term rental uses; and

WHEREAS, the City Council finds that permitting homeowners association declarations, covenants, or other private agreements to supersede City zoning regulations would thwart the City's regulatory purposes as stated above; and

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

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

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

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

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

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

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

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

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

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

SECTION 7. If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application

thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

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

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

INTRODUCED, READ, AND ORDERED PUBLISHED as provided by law, by the City Council of the City of Steamboat Springs at its regular meeting held on May 17, 2022.

Robin Crossan

Robin Crossan, City Council President

ATTEST:

Julie Franklin

Digitally signed by Julie Franklin
Date: 2022.06.15 08:20:50
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Julie Franklin, CMC, City Clerk

FINALLY READ, PASSED, ADOPTED, AND APPROVED this 7th day of June, 2022.

Robin Crossan

Robin Crossan, City Council President

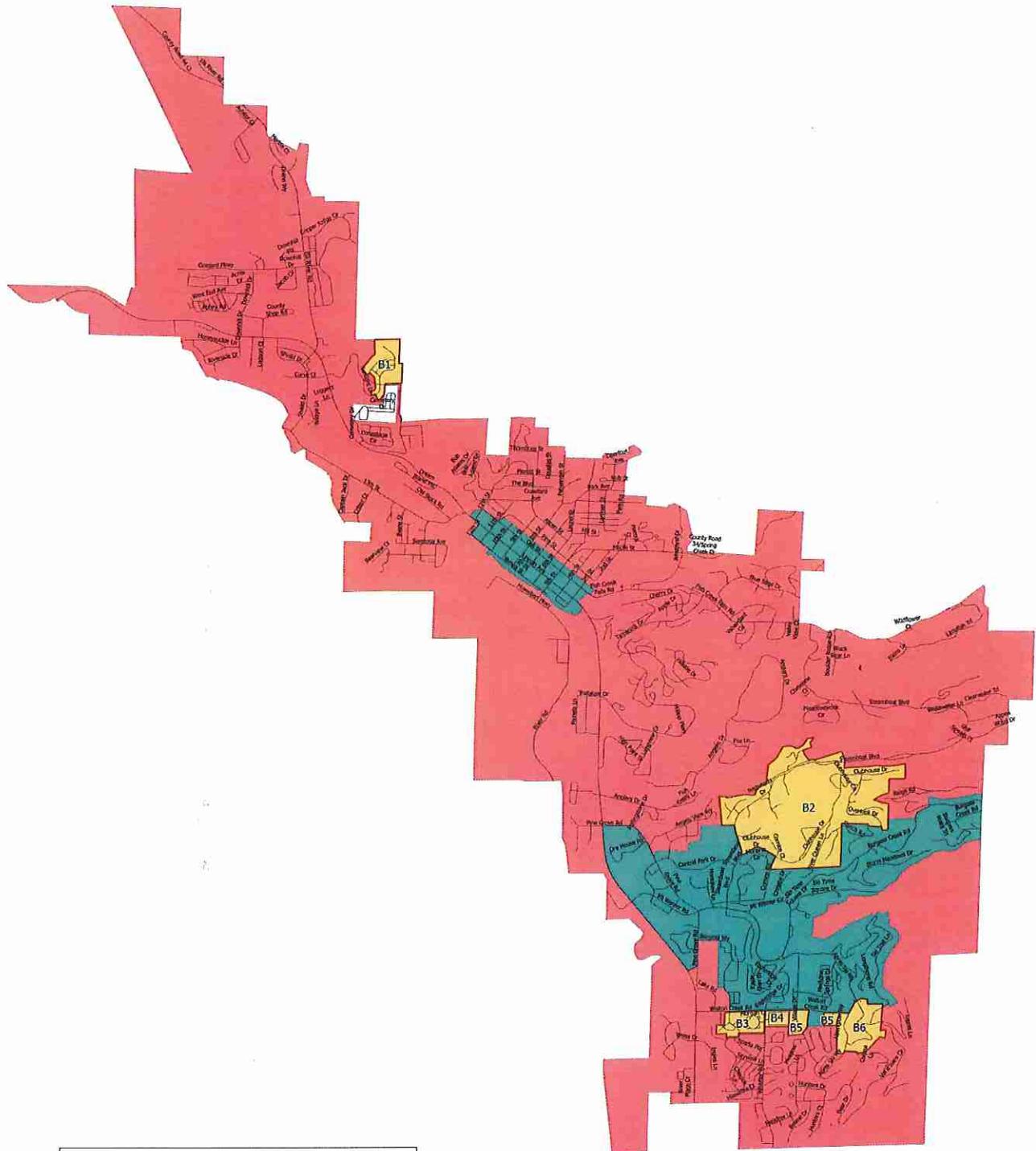
ATTEST:

Julie Franklin

Digitally signed by Julie Franklin
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Julie Franklin, CMC, City Clerk

EXHIBIT A



DRAFT Short-Term Rental Overlay Zone

- Road Centerline
- Zone A: Unrestricted
- Zone B: Restricted
- Zone C: Prohibited

0 1,250 2,500 5,000 US Feet
1:15,000
1" = 1,300ft

This map is for planning purposes only and is not legally accurate. Go to our site for legal information.
Map printed 11/13/2013 10:02:27 AM EDT
Maple Creek GIS Dept
11/13/2013 10:02:27 AM EDT