



Special Session Checks Into Short-Term Rentals & Overlay Zone

Community Conversation Source For STR is engagesteamboat.net/str

STEAMBOAT SPRINGS, COLORADO-August 13, 2021-Steamboat Springs City Council will hold a special session on Tuesday, August 17 specifically focused on Short-Term Rentals and the possibility of implementing an overlay zone to restrict use.

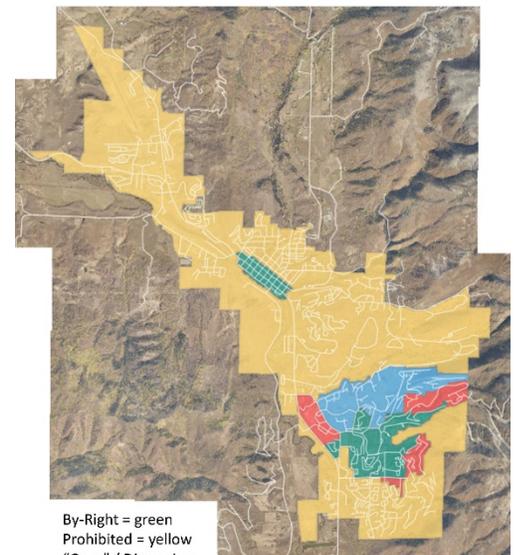
“Short-Term Rentals has been the focus of numerous council meetings and considerable community conversation,” said Rebecca Bessey, Planning and Community Development Director. “We’ve gained significant input from citizens, but council is now narrowing down how the community moves forward and your voice needs to be heard.”

Four previous council meetings have looked at Short-Term Rentals and a range of policy options for regulating vacation home rentals and/or short-term rentals. Eight proposed ideas were narrowed down to three key areas of interest by council: disincentivize, restrict to certain locations and enforcement.

In addition, a moratorium on accepting applications through December 13 for vacation home rental permits passed first reading on July 20 and returns before council for its second and final reading of the ordinance on August 24.

The purpose of Tuesday evening’s special session is to evaluate restricting short-term rentals to certain location through the creation of one or more overlay zones. Staff has prepared an interactive map to assist in council’s discussion during the meeting. The map includes the following layers:

- Existing zoning
- Existing short-term rental regulations (By-Right, By Permit, Prohibited)
- Local v. nonlocal residential ownership (excluding condominiums)
- Current Vacation Home Rental Permits
- Current short-term rental listings (approximate)
- Overlay zone alternative for discussion



By-Right = green
Prohibited = yellow
“Gaps” / Discussion Areas = red, blue

The general concept of an overlay zone is to allow different uses in different places based on location, character, existing uses, proposed plans, or other features of an area, without changing the underlying zoning of individual properties. An overlay zone is different from a tax district or a license or a land use permit; it is an additional layer of zoning that adds to or modifies the underlying zone districts.

The overlay zone alternative is intended to provide a starting point for discussion. Additional council feedback is needed for staff to refine the alternative and form a recommendation. The meeting packet can be found [HERE](#), at steamboatsprings.net/agendas. In addition, engagesteamboat.net/str contains important information as well as a questionnaire about policy options for short-term rentals.

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