



CITY COUNCIL ACTION FORM

Department Community Development	Presented by Bill Almquist - Comm. Dev. Director	Date October 5, 2021
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ITEM

Second Reading and Public Hearing for Ordinance 2021-15: An Ordinance of the City Council for the City of Salida, Colorado Amending Chapter 6 and Chapter 16 of the Salida Municipal Code Concerning Short Term Rentals.

BACKGROUND

As part of a series of actions to address the current workforce housing shortage (and specifically to address the rapid loss of the City's long-term housing stock), on July 20th, 2021, City Council implemented a 90-day moratorium on new short term rental (STR) licenses. STR units have been shown in various studies (and via anecdotal evidence locally) to have direct and indirect impacts on both the availability of long-term housing as well as housing affordability. These impacts generally arise when existing units are converted from long-term rentals (or owner-occupied homes) to STRs, as well as when both new and existing units are sold at prices considerably higher than they would have been sold without the additional STR revenue potential. The financial incentive to build new units for short term rentals, specifically, may also preclude the development of future long-term housing stock.¹

As of today, there are 210 total STR licenses across the city—including 75 in Residentially-zoned areas (which are capped at 3.5% of total units in those zones and are currently at capacity); 130 in the uncapped Commercial, RMU, and Industrial zone districts; and 5 in areas that were eligible to receive licenses via previous negotiated agreements. Since 2016, when existing STR policies were implemented, the percentage of STRs in non-Residential zones has risen from 9% of the residential stock to approximately 25% today—with the majority of that increase occurring in the Historic Downtown District and immediately surrounding area (where 50% of existing units are STRs). Under current code, non-Residential zones are where the greatest number of residential units could theoretically be removed from the current long-term housing stock and converted to short term rental use (over 400 units). It should also be noted that 70% of STR licenses are currently held by individuals or LLCs with their primary residence located outside of Chaffee County.

¹ It is acknowledged that STRs are not the sole reason for the recent depletion of existing long-term housing stock. Sales of homes to those who work remotely, retirees, or vacation home owners, among other factors, have also contributed to the reduction.



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Soon after the initiation of the moratorium, Council instructed staff to further analyze current conditions and code provisions, and to solicit public input, in order to develop new STR policy options. A survey of public perceptions regarding STRs was distributed online via a variety of channels between August 9th and September 3rd, 2021. At a work session on August 16th, staff presented a handful of policy options to Council, along with a summary of preliminary survey results, to receive general direction on the types of policy proposals to bring forth prior to the end of the moratorium (currently set for October 20th, 2021). Staff and the City Attorney then developed a number of potential code revisions, which are included in the attached Ordinance 2021-15, and were reviewed by Planning Commission at a public hearing on September 27th. The main proposed changes to Chapters 6 and 16 are summarized as follows (with Planning Commission's recommended amendments/ideas addressed in red):

Chapter 6

- Refinement of the definition and requirements of and STR license "Applicant"
- Clarification of application procedures and eligibility requirements
- Proof of Chaffee County residency required for *new* licenses (out-of-County residents with existing licenses able to renew)
 - Potential exceptions for current owners and executed contracts for existing or new units permitted prior to 7/20/2021, provided license applications are filed on or before 6/1/2022
 - Potential exceptions via future negotiated land use application processes (at Council's discretion) where at least double the required amount of affordable housing units are being provided in a development
- Planning Commission recommended establishing a limit of 1 STR license per individual, including the controlling individual of an LLC
- Establishment of caps on the number of STR licenses permitted in four separate *non-Residential* areas throughout the City
 1. C-2/Historic Downtown: **99** Total or 70% of existing units (currently 70 STRs)
 - Planning Commission was split as to keep the cap as is or to raise or eliminate any cap for this area



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2. Highway 291 Corridor: **100** Total or 35% of existing units (currently 48 STRs)
 - Planning Commission recommended lowering the cap on this area, due to its primarily residential nature
3. Industrial Corridor: **16** Total or 35% of existing units (currently 8 STRs)
4. Highway 50 Corridor: **46** Total or 70% of existing units (currently 4 STRs)
 - Planning Commission recommended an exception to such area caps, similar to that for the residency requirement and per Council discretion, based upon the provision of substantial Inclusionary Housing units.

Chapter 16

- Refinement of the definition and review procedures for “Bed and breakfast inn”
- Clarification of review procedures for STRs in RMU, C-2, and C-1 zones
- Clarification of posting requirements in STR units
- Language regarding area-specific non-residential caps and waitlist information
- Creation of new parking standards for STRs
- Establishment of a cap on the number of STR licenses permitted in any new development (max. 50% for more than 2 units on same lot)

The final summary results of the online survey are attached to this memo in graphical form. Overall, the amount of respondents who had concerns about the number of STR licenses in non-Residential areas and who supported caps in those areas outweighed those without concerns, about 2-to-1. This was represented in the written responses as well as the multiple-choice responses. There was a similar breakdown in responses to questions about Residential zones (although, as noted, those zones are already capped). Respondents favored future licenses being made available to Chaffee County primary residents only at a rate of nearly 3-to-1. Respondents also favored licenses being limited to a maximum of 1 per person or LLC at a rate of nearly 4-to-1 (however, due to the ability to create multiple LLCs for ownership, staff believes that such a restriction would be ineffective and overly burdensome, administratively).



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The survey also solicited feedback about the different ways that STRs and hotels/motels are taxed (lower residential rate for STRs, higher commercial rates for hotels/motels). Overwhelmingly, respondents noted that STRs should be taxed the same or similar to hotels and motels. Per conversations with the Chaffee County Assessor and others; however, there are currently no legal mechanisms to assess residential units commercially for such STR use, at least until there is action at the state level. It should be noted that the number of respondents who feel that the fees for STRs are too low also outnumbered those who feel they are too high or just about right nearly 2-to-1. Fee adjustments are not a part of the attached Ordinance but will be addressed as part of a separate resolution.

PLANNING COMMISSION RECOMMENDATION

Due to the urgency of having new policies in place, and the existing moratorium on STR licenses, the first reading of this Ordinance was scheduled prior to the Planning Commission hearing. At that hearing, Planning Commission recommended approval of Ordinance 2021-15 with the amendments and recommendations included above.

SUGGESTED MOTION

“I move that the City Council approve Ordinance 2021-15 upon second reading, with the amendments recommended by the Planning Commission and language provided by the City Attorney and staff.”

Attachments:

Ordinance 2021-15
Summary Results of STR Survey
Public Comments
Proof of Noticing

CITY OF SALIDA, COLORADO
ORDINANCE NO. 15
(Series of 2021)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
AMENDING CHAPTER 6 AND CHAPTER 16 OF THE SALIDA MUNICIPAL CODE
CONCERNING SHORT TERM RENTALS

WHEREAS, the City of Salida, Colorado (“City”) is a statutory city, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the City by and through its City Council (“Council”), possesses the authority to adopt laws and ordinances within its local powers in furtherance of the public health, safety and welfare; and

WHEREAS, pursuant to Title 31, Article 15 of the Colorado Revised Statutes, the City also possesses the authority to license and regulate businesses; and

WHEREAS, pursuant to C.R.S. § 31-23-301 the Council also possesses the authority to adopt and enforce zoning regulations; and

WHEREAS, pursuant to such authority, the City has previously adopted certain regulations concerning short-term rentals within Chapter 6, Business Licenses and Regulations, and Chapter 16, Land use and Development, of the Salida Municipal Code (“Code”); and

WHEREAS, the City of Salida is currently experiencing a severe shortage of housing and long-term rental units for the local workforce, and the diversion of the existing housing stock for short-term rental licenses contributes to the City’s housing shortage and has a direct and indirect impact on affordability and the availability of housing; and

WHEREAS, as a result, on July 20, 2021, via Ordinance 2021-11, Council imposed a three (3) month temporary moratorium for the City to review, research, develop, adopt and implement recommendations, amendments and regulations regarding housing, affordability and short-term rentals; and

WHEREAS, the City engaged in a comprehensive public survey of approximately 750 residents, property owners and stakeholders, held work sessions, meetings and discussions, and reviewed City policy regarding housing of all types and short-term rentals, its impacts, availability, solutions and options that may lead to modification to land use regulations, business licensing requirements, staffing, funding and other regulatory measures; and

WHEREAS, without amending the applicable and appropriate regulations within Chapter 6 and Chapter 16 of the Code, short-term rentals will have and continue to have adverse impacts on the community at large, which include, but are not limited to real estate price pressure for present and future local wage earners and workforce, a scarcity of housing options within the City of Salida, a reduction in the number of housing units available to present and future local workforce and wage earners, and diminished neighborhoods and community character and

desirability, all of which may damage the public health, safety, and welfare of the City and surrounding neighborhoods; and

WHEREAS, at a public hearing held on September 27, 2021, the City Planning Commission reviewed all related issues and made certain recommendations to Chapter 16 of the Code; and

WHEREAS, after due and proper notice as required by C.R.S. §§ 31-23-304 and 305, the City Council held a public hearing on October 5, 2021; and

WHEREAS, the Council has conducted its review of all these issues and impacts, and has observed the processes provided for in the Code concerning short-term rentals, and finds that it is necessary for the public health, safety and welfare of its present and future residents, local workforce, businesses, customers, economy and tax base of Salida to amend Chapter 6, Article VI, regarding short-term rental licenses, and Chapter 16, regarding short term rentals, as provided below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO as follows:

Section 1. The City Council incorporates the foregoing recitals as conclusions, facts, determinations and findings by the City Council.

Section 2. The definition of Applicant within section 6-6-10 of the Salida Municipal Code is hereby amended to read as follows:

Sec. 6-6-10. Definitions.

...

Applicant means the owner of the property, **or the person controlling the corporate owner of the property,** used as a short-term rental business, ~~or the owner's authorized agent or representative~~ **as evidenced on the recorded deed for the property.**

Section 3. Section 6-6-20 of the Salida Municipal Code is hereby amended to read as follows:

Sec. 6-6-20. Licensing; limitations; requirements.

- (a) It shall be unlawful for any person or entity to engage in the short-term rental business without first applying for and procuring a license from the City Administrator or City Clerk. The initial license fee, renewal license fee and penalty for operating without a license shall be established by resolution of City Council, as may be amended from time to time, and payable annually in advance.
- (b) Upon approval of a business license pursuant to this Article, the City Administrator or City Clerk shall issue a business license number to each short-term rental business.

- (c) Short-term rental businesses shall include their business license number in the title of the listing for all public advertising, including but not limited to webhosting services such as Airbnb, Home Away, Trip Advisor, VRBO, **Kayak, Orbitz**, etc.
- (d) Applications for a short-term rental license shall be submitted on a completed form provided by the City, and the City shall accept no incomplete applications. Applications shall include all information required on the form.
- (e) Each licensee shall submit to the City, on a yearly basis, and upon renewal, an affidavit, signed by the licensee and notarized, attesting, **under penalty of perjury**, to the duration and frequency of the prior year's short-term rental history, **including the specific number of rooms and nights rented in the prior year**, as well as confirmation of payment of all applicable sales and occupational lodging taxes.
- (f) **The name of the license applicant must match the name of the owner on the deed for the property, or the person controlling the corporate owner of the property. The applicant shall submit to the City a copy of the recorded deed, showing the recording data with the Chaffee County Clerk and Recorder.**
- (g) **Chaffee County residency. To be eligible to apply for a short-term rental license, the applicant and owner of the property to be rented must be a bona fide resident of Chaffee County, pursuant to the following requirements, restrictions and parameters:**
 - (1) **Bona fide residency in Chaffee County shall be documented and established by two (2) or more of the following:**
 - a. **Valid driver's license or Colorado identification card;**
 - b. **Current voter registration;**
 - c. **Valid motor vehicle registration;**
 - d. **Document(s) designating a primary residence for income tax purposes.**
 - (2) **If there is a corporate owner of the property, the person controlling the corporate owner must establish bona fide residency in Chaffee County, as required above, and must provide proof of documentation filed with the Colorado Secretary of State establishing that person's control of the corporate owner.**
 - (3) **Current and valid documentation required by this Article must be provided to the City on an annual basis, for all new and renewal applications.**
 - (4) **Each licensee shall submit to the City, on an annual basis, for all new and renewal applications, an affidavit, signed by the applicant and notarized, attesting, under penalty of perjury, to bona fide residency in Chaffee County, as well as confirmation of the validity of all documentation submitted pursuant to this Article.**
 - (5) **All short-term rental units already licensed with the City as of November 4, 2021, the effective date of Ordinance 2021-15, may continue to operate and renew annually regardless of the Chaffee County residency eligibility requirements of this subsection (g) until such time that the property changes ownership, or the person(s) controlling the corporate owner of the property changes, or until such time the short-term rental license is revoked or abandoned pursuant to this Article. Furthermore, owners of property purchased, or under valid**

and executed contract to be purchased, prior to July 20, 2021 may apply for a short-term rental license regardless of the eligibility requirements of this subsection (g), provided such license application is filed on or before June 1, 2022, and provided that the unit existed or had a valid building permit for construction on or before July 20, 2021. If such a property had a valid building permit for construction on or before July 20, 2021, and is unable to obtain a Certificate of Occupancy before June 1, 2022, such property owner may apply for an extension, in writing, to the City Administrator, except that if such extension is granted, the short-term rental license shall be filed on or before June 1, 2023.

- (6) Exceptions to the residency requirements in this subsection (g) can be granted only upon City Council's sole discretion related to a negotiated land use application process, such as an annexation, planned development or subdivision, where the applicant is providing at least double the amount of affordable housing units required by the inclusionary housing requirements in effect at the time of application, and pursuant to the terms and conditions imposed by City Council upon approval of the subject land use application.

(h) The maximum number of short-term rentals in the non-residential zones (eg: RMU, C-1, C-2 and I) shall not exceed the caps in the following neighborhoods and designated areas, as illustrated in "Exhibit A" to Ordinance 2021-15, a running tally of which shall be kept with the City Clerk's office along with the most recent neighborhood map, and open for public inspection at all times during business hours:

- (1) C-2/Historic Downtown: Ninety-Nine (99) short-term rental licenses
- (2) Highway 291 Corridor: One Hundred (100) short-term rental licenses
- (3) Industrial Corridor: Sixteen (16) short-term rental licenses
- (4) Highway 50 corridor: Forty-Six (46) short-term rental licenses

Section 4. Section 6-6-30 of the Salida Municipal Code is hereby amended to read as follows:

Sec. 6-6-30. - Application, issuance and renewals.

- (a) Any person desiring a license to engage in the short-term rental business shall apply to the City Administrator or City Clerk prior to any advertising on forms provided by the City Clerk. New license applications for properties within the RMU, **I**, C-1, and C-2 zone districts must be submitted at least thirty (30) days prior to the date of the intended use and prior to any advertising of the property as a short-term rental. New license applications for properties within any zone district other than RMU, **I**, C-1 and C-2, and all renewal applications, shall be submitted by June 1 of every year, and licenses shall be valid from July 1 through June 30. New license application fees for properties within the RMU, **I**, C-1 and C-2 zone districts shall not be pro-rated or reduced.
- (b) The City Administrator or City Clerk may issue a **new** short-term rental business license upon all the following conditions:

- (1) The applicant has submitted a complete application form and provided all required information regarding the short-term rental unit, including, but not limited to a copy of the applicable sales tax license, **the total number of bedrooms**, and the local contact person.
 - (2) The applicant has paid the appropriate fee established by the City Council, **and has paid all taxes and fees owed to the City, including those related to other properties and purposes within the City.**
 - (3) The property to be used for a short-term rental business has completed and complied with the City short-term rental unit inspection worksheet.
 - (4) All applicable requirements in Section 6-6-20 are met.**
- (c) The City Administrator or City Clerk may renew a short-term rental business license upon all the following conditions:
- (1) The applicant has submitted a complete renewal form and provided all required information regarding the short-term rental unit, including, but not limited to a copy of the applicable sales tax license, and the local contact person.
 - (2) The applicant has paid the appropriate fee established by the City Council, and all applicable taxes throughout the previous year, **including sales tax, and has paid all taxes and fees owed to the City, including those related to other properties and purposes within the City.**
 - (3) The property to be used for a short-term rental business has completed and complied with the City short-term unit inspection worksheet and there are no outstanding health and safety violations on the property that are related to the "Short-Term Rental License Renewal Fire Department Checklist," any other application requirements set by the Fire Department, or any violations of Chapter 18 of this Code as it relates to habitability.
 - (4) The applicant has submitted the appropriate affidavits, as required by Section 6-6-20.
 - (5) There have been no violations of the provisions of this Article, or of any law, or regulation pertaining to the requirements of the application, or at the property, or of any of the terms pertaining to the license over the past year.
 - ~~(6) The licensee has remitted sales taxes during the previous year.~~
 - (6) All applicable requirements in Section 6-6-20 are met.**
- (d) It is the duty of each short-term rental licensee to ensure that all of the information provided in a license application is kept up to date at all times, and it shall be unlawful for a licensee to fail to provide updated information to the City within ten (10) days after the date upon which any information provided is no longer accurate.
- (e) No license issued under this Article shall be transferable and no license is valid as to any person or entity other than the person or entity named thereon.

Section 5. The definition of Bed and breakfast inn within Section 16-1-80 of the Salida Municipal Code is hereby amended to read as follows:

Sec. 16-1-80. Definitions.

...
Bed and breakfast inn means an overnight lodging establishment that provides short-term lodging, **and temporary accommodations, services and amenities, including at least one meal per day, to overnight guests for a fee** ~~for a charge to the public, generally~~ for periods of less than ~~one (1) month~~ **thirty (30) days**, having an owner or manager residing on the site **and operating such establishment**. Incidental sale of supplies or products associated with the bed and breakfast shall be permitted on premises. An appropriate sales tax license shall be obtained and maintained during the course of business.

Section 6. Table 16-D of the Salida Municipal Code, regarding Schedule of Uses, is hereby amended, in part, as it relates to short-term rental units and bed and breakfast inns, to read as follows:

**TABLE 16-D
Schedule of Uses**

N = Not Permitted P = Permitted AC = Administrative Conditional Use C = Conditional Use AR = Administrative Review LR = Limited Impact Review MR = Major Impact Review									
Residential Business Uses	R-1	R-2	R-3	R-4	RMU	C-2	C-1	I	Standards
Bed and breakfast inns	AR	AR	AR	AR	P <u>AR</u>	P <u>AR</u>	P <u>AR</u>	A R	
...									
Short-term Rental units	AR	AR	AR	AR	P <u>AR</u>	P <u>AR</u>	P <u>AR</u>	A R	Sec. 16-4-190(q)

Section 7. Section 16-4-190(f) of the Salida Municipal Code, regarding Review standards applicable to particular uses, Short-term Rentals, is hereby amended, to read as follows:

Sec. 16-4-190. – Review standards applicable to particular uses.

...

(q) Short-term Rentals.

(1) Purpose. The purpose of this Section is to protect the health, safety and welfare of the general public and to ensure that the rental of private dwelling units as short-term rentals does not result in adverse impacts to the quality of residential neighborhoods due to excessive noise, parking congestion, and overcrowding and the availability of dwelling units for long term rentals.

a. Registration and licensing requirements.

1. All short-term rentals shall comply with Chapter 6 Article VI of the Salida Municipal Code, which establishes the conditions under which a property owner may apply for a short-term rental business license.
2. A separate short-term license is required for each short-term rental property. The permit shall be issued only to the owner of the short-term rental property. In the residential zones (R-1, R-2, R-3, and R-4), no more than one (1) short-term rental permit is permitted per property owner. All short-term rental permits shall be granted solely to the applicant at the address for which the permit is issued and shall not be transferable to any other person or legal entity **or property**. The owner of the short-term rental is responsible for compliance with the provisions of this Section and Chapter 6 Article VI pertaining to short-term rental licensing.
3. Properties that cannot comply with the criteria set forth in this Section and in Chapter 6 Article VI of the Salida Municipal Code may appeal the decision of the Administrator or his or her designee in conformance with Section 16-2-70 of the Land Use and Development Code.
4. Each short-term rental unit shall have a clearly visible notice posted within the unit that includes the following:
 - i. Contact information for the property management;
 - ii. The City short-term rental business license number;
 - iii. Contact information for emergencies;
 - iv. Location of fire extinguishers and fire escape routes;
 - v. The maximum number of people in terms of permitted sleeping occupancy;
 - vi. The maximum number of persons permitted in the unit at any one (1) time;
 - vii. The location for parking vehicles and the maximum number of parked vehicles permitted for the unit;
 - viii. Alternative parking locations for extra vehicles, trailers and campers;
 - ix. Requirements for smoking;
 - x. Method and timing of trash disposal;
 - xi. Snow removal instructions;
 - xii. Notice to keep noise to a minimum between 10:00 p.m. and 7:00 a.m.;
 - xiii. the total number of bedrooms [and]**
 - ~~xiii~~**xiv.** Policy regarding pets.

(2) Conditions and standards.

- a. The maximum number of short-term rentals in the residential zones (R-1, R-2, R-3, and R-4) shall not exceed three and a half (3½) percent of the total number of dwelling units eligible as short-term rentals (not including apartment units and accessory dwelling units) in those residential zones. This number shall be based on the survey of dwelling units in the residential zones completed in 2017 with the addition of new dwelling unit (with a certificate of occupancy) totals each year, added in December. Permitted short-term rentals in existence at the time of the adoption of this Section shall be included in the calculation of the maximum number of units allowed. In the event the maximum number has been met, no new applications for short-term rentals will be accepted. If a waiting list for short-term rentals in the residential zones exists, new permits, once available, will be issued based on the ability of the applicant to comply with the conditions in this Section and the licensing requirements in Chapter 6 Article VI of the Municipal Code on a first come first serve basis.
- b. **The maximum number of short-term rentals in the non-residential zones (eg: RMU, C-1, C-2 and I) shall not exceed the caps set forth in Section 6-6-20. In the event the maximum number has been met, no new applications for short-term rentals will be accepted. If a waiting list for short-term rentals in the non-residential zones exists, new permits, once available, will be issued based on the ability of the applicant to comply with the conditions in this Section and the licensing requirements in Chapter 6 Article VI of the Municipal Code on a first come first serve basis.**
- c. ~~b.~~ In the residential zones (R-1, R-2, R-3, and R-4), short-term rentals shall be rented as a short-term rental for no more than one hundred eighty-five (185) calendar days a year.
- ~~e~~d. A maximum of one (1) short-term rental is permitted per street segment (which includes the dwelling units on both sides of the street) in the residential zones (R-1, R-2, R-3, and R-4).
- ~~d~~e. Short-term rentals are not permitted in an apartment building at any time in any zone district.
- ~~e~~f. Applicants wishing to rent an individual room(s) on a short-term basis in an owner-occupied dwelling unit shall comply with Table 16-D of the Land Use and Development Code listing for bed and breakfast inns.
- ~~f~~g. Quiet hours shall be observed between the hours of 10:00 p.m. and 7:00 a.m.
- ~~g~~h. No short-term rental shall be operated in such a way as to constitute a nuisance.

hi. The maximum number of occupants permitted in a short-term rental shall be established at the time of initial unit licensing. Events, such as concerts and wedding events are prohibited.

ij. The designated parking for vehicles of short-term rental guests shall be addressed at the short-term rental application and licensing stage, **and shall meet the off-street parking standards identified in Table 16-J.**

k. Any development that has two (2) or more primary units on the same lot shall have no more than fifty percent (50%) of its units as short-term rental units.

Section 8. Table 16-J of the Salida Municipal Code, regarding Off-Street Parking Standards by Use, is hereby amended, in part, by the addition of Short-term rentals, as follows:

TABLE 16-J	
Off-Street Parking Standards by Use	
Use	Parking Standard
Residential Uses—1 space per unit unless specified below	
Single-family, Duplex, ADU	1 space per unit
Multi-family dwelling unit	One (1) space per first unit, plus one and one-half (1.5) spaces per additional unit. One (1) space per unit ¹
Rooming or boarding house	1 space per bed
...	
Residential Business Uses	
Bed and breakfast inn	½ space per guest room, plus 1 space for owner/manager's unit
....	
Home business or home occupation	1 additional space
<u>Short-Term Rentals</u>	<u>One (1) space per first two (2) bedrooms, plus one half (½) space for each additional bedroom</u>
...	

Section 9. The provisions of this ordinance are severable and the invalidity of any section, phrase, clause or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

INTRODUCED ON FIRST READING, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the 21st day of September, 2021 and set for second reading and public hearing on the 5th day of October, 2021.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 5th day of October, 2021.

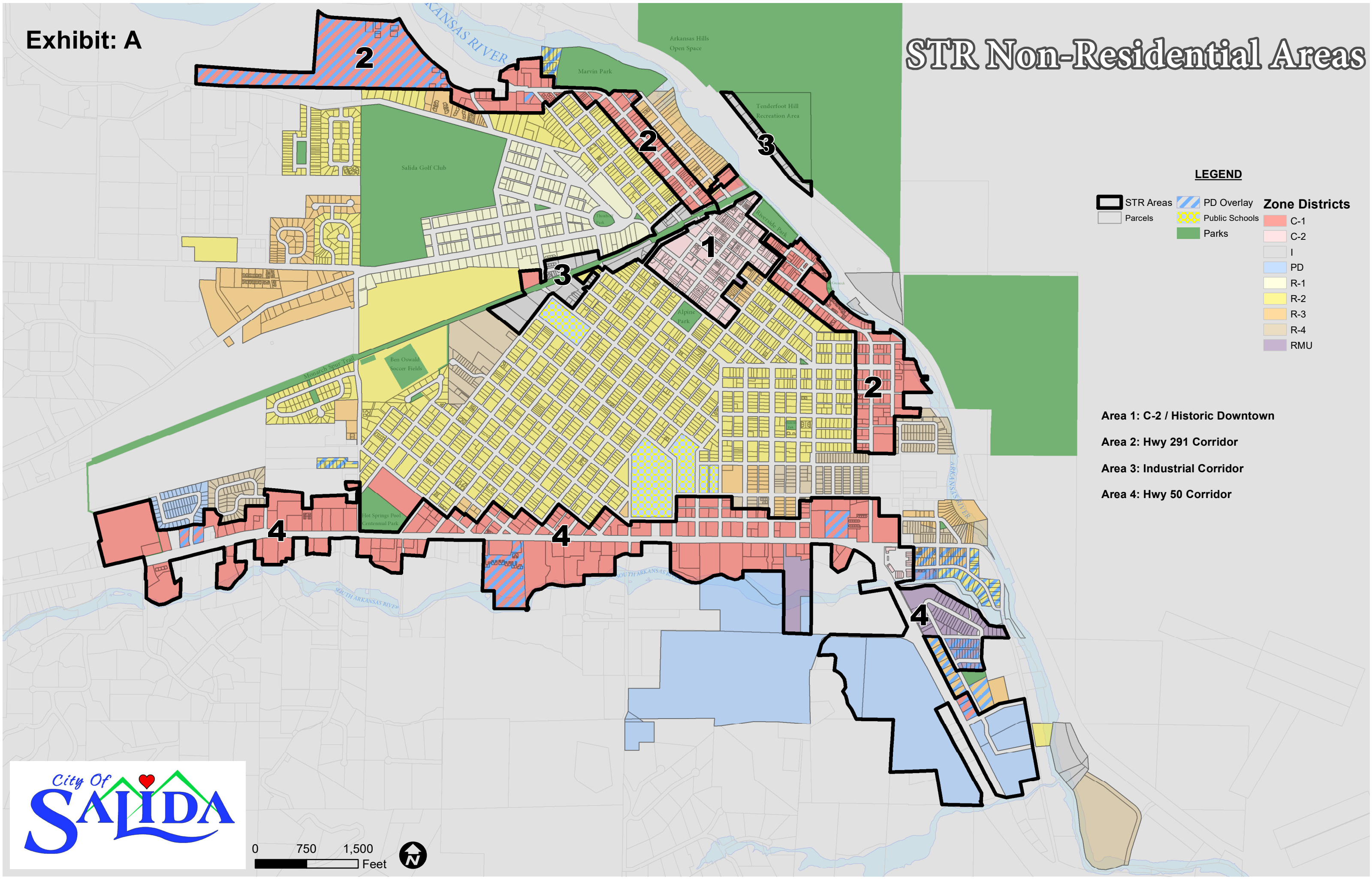
CITY OF SALIDA

By: _____
Mayor PT Wood

ATTEST: (SEAL)

By: _____
City Clerk

STR Non-Residential Areas



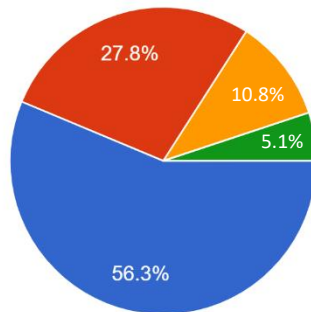
City of Salida Short-Term Rental (STR) Survey Results

(August 10th – September 3rd)



Where is your primary residence?

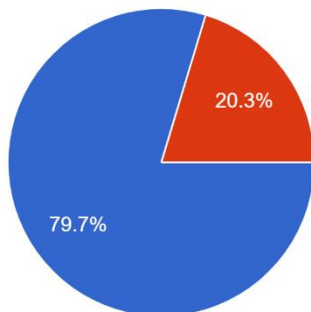
748 responses



- Within Salida city limits
- Within Chaffee County or within 50 miles of Salida
- Outside the area but within Colorado
- Outside of Colorado

Do you own or rent your primary residence?

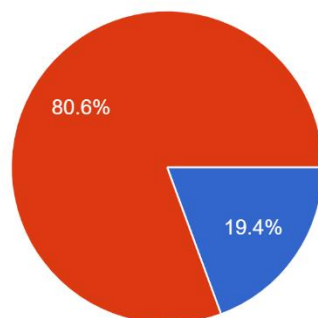
748 responses



- Own
- Rent

Do you currently hold a short-term rental (STR) license within the City of Salida?

748 responses

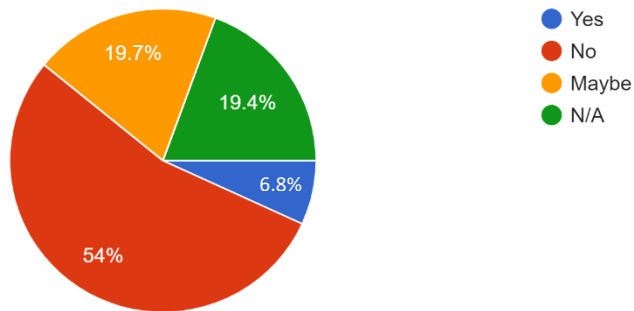


- Yes
- No



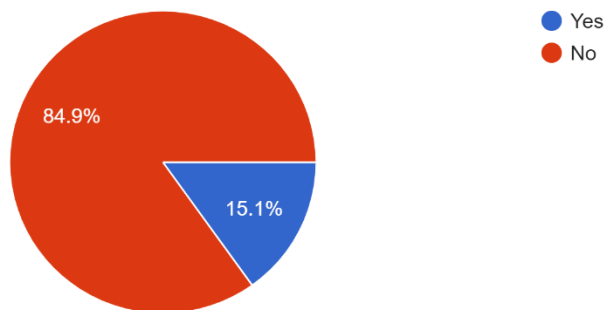
If you do not currently hold an STR license, do you currently have plans to obtain one in the future?

731 responses



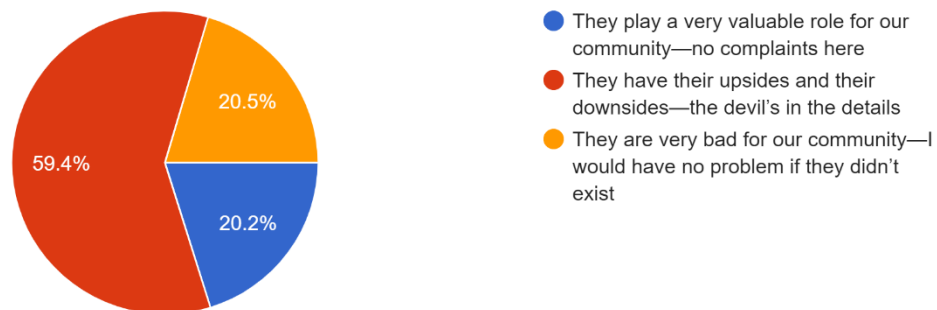
Are you involved with STRs in any sort of other business fashion (e.g. property management, real estate, development, etc.)?

748 responses



Generally speaking, how do you view STRs?

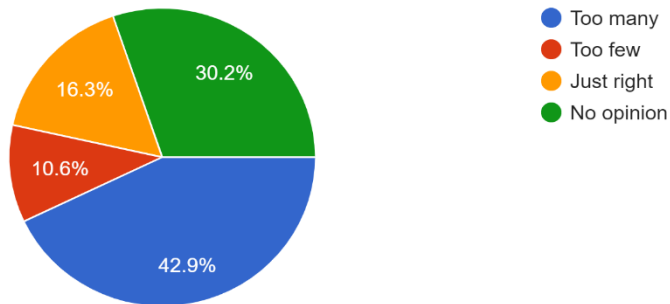
748 responses





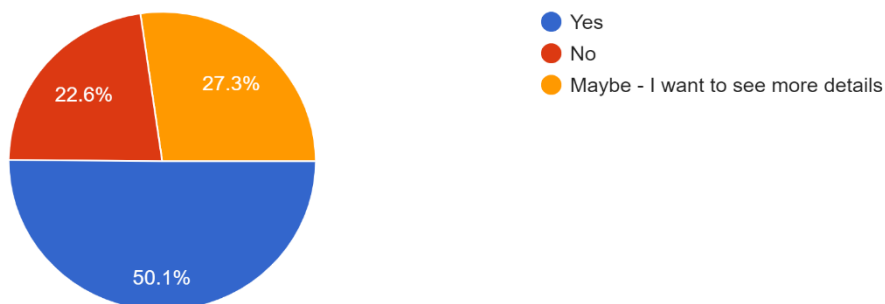
What is your view of the current number of STR licenses in COMMERCIAL/INDUSTRIAL zone districts?

748 responses



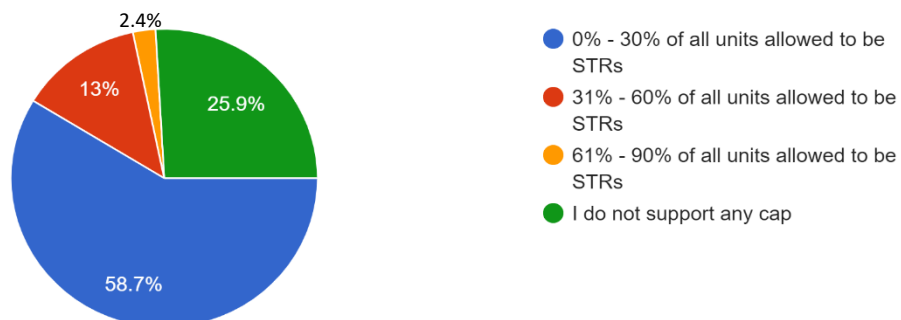
Would you support some sort of cap on the number of STR licenses allowed for EXISTING UNITS in COMMERCIAL/INDUSTRIAL zone districts? (assuming existing licenses would be allowed to continue)

748 responses



If you would support limits on the number of STR licenses allowed for EXISTING UNITS in COMMERCIAL/INDUSTRIAL zone districts, what do y... think would be an appropriate percentage cap?

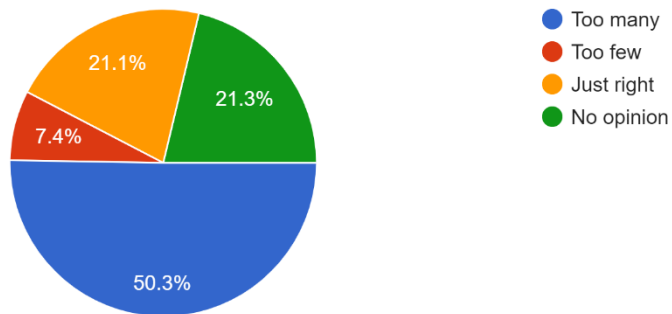
714 responses





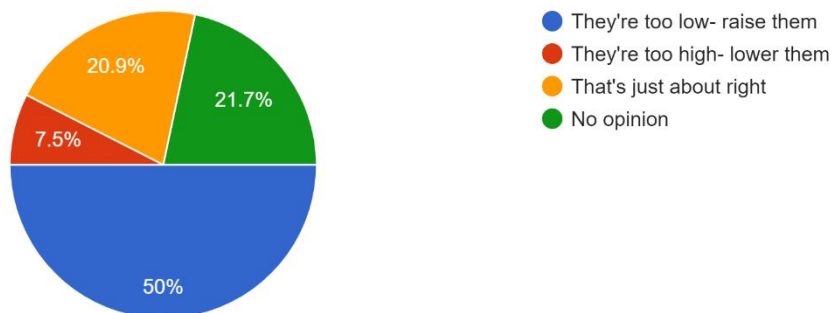
What is your view of the current number of STR licenses in RESIDENTIAL zone districts?

748 responses



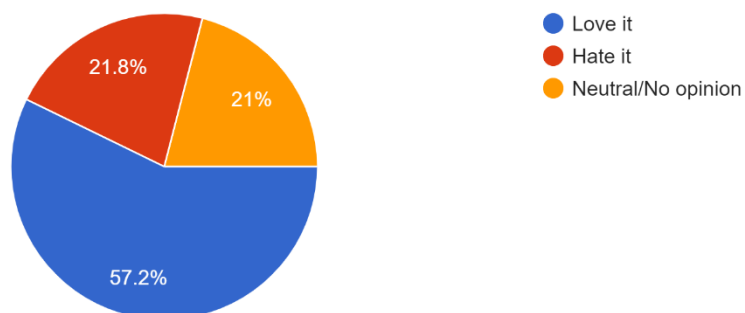
How do you feel about current fees for STR licenses?

748 responses



How would you feel if only primary residents of Chaffee County were allowed to receive FUTURE licenses?

748 responses





Bill Almquist <bill.almquist@cityofsalida.com>

FW: STR RESTRICTIONS AND REGULATIONS

Drew Nelson <drew.nelson@cityofsalida.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Fri, Oct 1, 2021 at 1:20 PM

From: City of Salida Information [mailto:info@cityofsalida.com]
Sent: Friday, October 1, 2021 1:14 PM
To: Drew Nelson <drew.nelson@cityofsalida.com>; Erin Kelley <erin.kelley@cityofsalida.com>
Subject: Fwd: STR RESTRICTIONS AND REGULATIONS

----- Forwarded message -----

From: **Craig** <skymcmillan@gmail.com>
Date: Fri, Oct 1, 2021 at 11:48 AM
Subject: STR RESTRICTIONS AND REGULATIONS
To: <info@cityofsalida.com>

Dear Council,

You are about to make a big mistake and I think you should know how many, how strong, and how determined the rapidly growing 180plus members of this group are to protect our rights and business interest for the good of all in our city! I personally echo

and agree with almost all the issues and positions expressed by our adhoc group online by letter and article.

We are a free market, democratic country and attempts to restrict are never effective or easy for anyone!

I know a very successful lawyer and have contacted him regarding our common interest in our STR owners and managers group.

Craig McMillan

STR 0333

719-221-9283

October 1, 2021

Salida City Council
The Toubert Building
448 E. First Street
Salida, CO 81201

RE: Short Term Rental Licensing in Commercial Districts

Dear Members of Salida City Council,

We would like to take the time to express our concerns regarding the limitation of short term rental licenses in the city's commercial district. Per the many conversations we have had with not only our clients, but many other building owners in the commercial areas of downtown Salida, we have determined the following reasons why, despite the enormous need for long term housing, limiting these licenses would have a severe negative economic impact to our community.

- The false assumption that limiting licenses will increase long term rentals: To be totally transparent, we own two units that utilize short term renting in downtown Salida. We field calls on a monthly basis from realtors if we are in the market to sell our units. In most of these calls, the potential buyers could care less about short-term renting the units, they simply want to have a place to stay when visiting Salida. This leaves the unit(s) completely empty for a majority of the year, as this is a second, third, etc. home for these cash buyers. You will basically be taking an income producing property, for not only the owners, but certainly the businesses and city of Salida (through subsequent sales tax revenue) due to lower downtown tourist activity. The main point here is that these units have a market, and unfortunately due to economics, are not a viable option for long term renting as it is more profitable to sell them to affluent buyers. These buyers will ***not*** help the local economy like the folks who utilize the units for short term renting as they units will be empty for a majority of the year.
- The downtown revitalization and upkeep have been almost exclusively due to the short-term renting option: The funds that are made from these rentals sparked rehab to dilapidated old buildings in the commercial district. The basic fact is more tourists would rather stay downtown when utilizing the downtown businesses as they are not walking distance from all the businesses. These rehabs include buildings that do not have short term rentals attached as the increased tourist activity have allowed for businesses to flourish. If this is limited, the incentive for further revitalization and upkeep will be limited. (Please take the time to look at 148 E 1st Street as a great example of the impact of STR to our downtown)
- Many clients are concerned as they short term renting options above commercial businesses have had a great impact on rental charges for businesses. The persons, LLC's or other entities that own these buildings are allowed to cash flow at higher rates due to STRs,

therefore keeping commercial rentals affordable and filled. If you take away these options, we fear that these buildings will be either condominiumized and sold off (see the first bullet point) or the increase in commercial rates will force businesses to shutter. We are both Salida High School Grads and our family's have been in the valley for several generations. We grew up with a tattered, closed down downtown area. Though we do not believe this will go that far, but many businesses certainly can close due to higher commercial rental rates due to cash flow shortages from the loss of STRs.

- Even as long term established locals, the thought that only local owners could/should own short term rentals will hurt our community. Many owners were once locals that do not want to sell their investment. Do they automatically lose their license because they move? This will help dovetail into the same problems previously mentioned as the buildings will sold piece meal without ever producing residual income to Salida's businesses or tax revenue.
- We, as local business owners and unit holders, have yet to see one ounce of proof or studies that state lowering short term rental licenses in a **commercial district** will help the local economy. It seems certain to us that the more tourists that can access local businesses the better. If these licenses are limited, and/or changed to locals only, please display actually proof that this will help your constituents. The thought of we have to stop short term rentals due to long term rental crisis is being painted with a very broad brush, without national economics taken into account.

During one conversation depicted to our office from a short-term rental owner and city "official", it was brought up that the more units downtown that can be on the market the better, as this would drive the prices down due to supply and demand. This is simply not true and short sided as Covid-19 has proven to many professionals that they no longer have to work in metropolitan areas full time. These folks are coming from Chicago, New York, Los Angeles, Denver, etc., and have the funds to simply pay cash for part time space.

- Many tourists will only stay in a short-term rental as they offer more, and are typically located in a location better suited for their wants/needs. If these places are limited, this group of income producing tourists will simply move to the next opportunity down the road.
- The transferability of licenses upon sale, death, or change of ownership should be closely reviewed. If I were to leave our units to our children due to death, would they lose their short-term license if they no longer live in Salida? This seems like a huge government overreach and in due time will essentially help overly reduce STR's to next to nothing due to the residency requirement and/or moratorium. What if a husband and spouse divorce and the property is therefore titled differently? Does that individual not lose their respective license? What if a 50/50 partnership that has 50 % ownership move from the city due to health reasons? Is their license revoked?

If a cap and or limit position is taken on licenses in commercially zoned areas, we as constituents and owners should be provided iron clad studies that depict that the economy will be in a better position. We agree that workforce housing should be a vital position for the city moving forward but limiting short term licensing in a commercial district will not help solve this problem in any way. The thought of these units simply turning to long term rentals because they will not be



1208 C Street
Salida, CO 81201
Telephone: (719) 539-6621
Fax: (719) 539-7363

allowed a short-term license is ludicrous and does not take into account the national economic impact of remote workers. The city, instead of promoting growth in the municipality where it is needed, will constrict businesses, create empty purchased units from affluent part timers, and hurt locals.

We appreciate the time that you have taken to read this letter and have compassion to the needs of this community.

Respectfully Yours,

Danny J. Stotler, CPA

Erik A. Young, CPA

Dear Salida City Council, Mr. Mayor and Staff -

In recent weeks I have had good conversation and correspondence with Mr. Almquist and am appreciative of Bill's time, knowledge, patience and candor in our mutual effort to foster increased understanding and build perspective in regards to the proposed new STR regulations.

Based on my correspondence with Bill and given the recommendations put forth by the Planning Commission at the 9.27.21 meeting, **I am asking council to consider Two Rivers Commons, which is the commercial aspect of the greater Two Rivers Community, in a different light:**

- * **Two Rivers Commons is a C-2 zone district akin to Downtown Salida and should be excluded from caps per Planning Commission's recommendation for C-2 zone districts.**
- * **Add language to the 50% rule to apply to developments of 4 residential units or more on one lot in C-2 zone districts.**
- * **Exclude 114 & 116 Old Stage Rd from the Chaffee County Residency requirement as described in subsection (g).**

*

For the purposes of the STR conversation, **Two Rivers Commons** has been included in the Hwy 50 zone district; I submit that it be considered independently because it **is zoned differently (C-2) and is part of a longer story.**

The Commons was visioned and developed to be a mixed-use commercial neighborhood along Hwy 50 and to serve as a compliment to the two adjacent residential communities of what will eventually be known as Two Rivers Northside and Two Rivers Southside. The Northside has some 63 residential lots and successfully implemented affordable housing during development. The Southside will offer additional residential lots and an integrated affordable housing initiative when developed. The entirety of the Two Rivers Community offers a park with a re-purposed gazebo (it was brought from Breckenridge, stored for 2 years and reassembled in Salida) at the confluence of the Little Arkansas/Arkansas Rivers, 7 acres of dedicated open space and a pedestrian trail along the Little Arkansas River. Two Rivers overall was designed to be a walking community of varying densities that offers a mix of commercial and residential properties intended to suit a variety of residencies/lifestyles.

The Commons is zoned C-2 and has the same integrated zoning requirements as Downtown Salida. To help create context, each of the mixed-use buildings in The Commons that I have referred to in the past (106, 108, 112, 114 & 116 Old Stage Rd) are required to offer at least 50% commercial space on the ground floor. The first three buildings are in the air with finish dates in the next three months and the commercial spaces are under contract with local residents excited about opening a business in this neighborhood. The residential units in these buildings all come with dedicated parking, and in the 4 unit buildings, 2 of the 3 residential units have their own single car garage with a storage locker in addition to their dedicated parking space.

I understand there is concern about creating a density of STRs, but given the integrated vision when planning this development, I think it is short sighted to see this area as a transient neighborhood.

I submit that for the purposes of the STR conversation and based on the larger vision described above, Two Rivers Commons, should be considered as a C-2 zone distinct from the Hwy 50 corridor - the integrated nature of this community differs substantially from the nature of the development on the Hwy 50 strip.

*

Per my correspondence with Bill, my understanding of the advent of the 50% rule is, ***“One of the purposes of this particular rule was to try to prevent people from running what would essentially be multi-unit hotels, without having to go through the land-use process for an actual hotel and not being charged a commercial property tax for such a large transient use.”***

While some of these units may be used as STRs, some may not, and some may transition as owners fall in love with this valley and decide to seek more permanent housing. These lots could have been turned into a hotel, the zoning allows for it, and then we would have a completely transient population without the possibility of varying tenancies over time. To help offset the commercial property tax and help bolster city coffers dedicated to the workforce housing initiative, there is support for increasing the STR license application fee.

Given the nature of the integrated Two Rivers communities, I would like council to consider a revision of the language in the 50% rule to apply to developments of 4 residential units or more on a single lot in C-2 zones - the only two C-2 zones in the city at this time being Downtown Salida & Two Rivers Commons.

*

Given the nature of construction as long-term process subject to increased cost brought on by the COVID 19 pandemic and increased work loads throughout the valley, I would ask that you **exempt 114 Old Stage Rd and 116 Old Stage Rd from the current proposed language in subsection (g) of the proposed ordinance 2021-15 regarding the Chaffee County Residency Requirement for new owners:**

Furthermore, owners of property purchased, or under valid and executed contract to be purchased, prior to July 20, 2021 may apply for a short-term rental license regardless of the eligibility requirements of this subsection (g), provided such license application is filed on or before June 1, 2022, and provided that the unit existed or had a valid building permit for construction on or before July 20, 2021.

By way of background, 114 & 116 Old Stage Rd are a subset of a total of five buildings currently under construction in Two Rivers Commons. They are in a C-2 zone district designed, with integrity, to mimic Historic Downtown Salida and are built with zero setbacks - the buildings touch, so it makes sense to build them in tandem whenever possible.

Building is expensive and takes time. Even though 114 & 116 are part of the same project, it was not practical to break ground on five buildings all at the same time - what was practical was to build three and work down the line, avoid over-extending financial exposure or being

pigeon-holed into trying to put up a two-story building on a 25' wide lot that is already built on both sides to the lot line. As a result, these last two buildings, 114 & 116, will not meet all the above requirements in subsection (g). **I'm asking the city for some grace on this project since the July 2021 timelines stated above could not have been anticipated or adhered to because they were not proposed until September 2021.**

Due to a prior commitment, I am unable to attend the 10.5.21 City Council Meeting and thank you in advance for your time and consideration.

Respectfully,
Kristin "Hale" Camp
120 E. Crestone Ave - Salida, CO 81201



Bill Almquist <bill.almquist@cityofsalida.com>

Fwd: AirB&B's

Erin Kelley <erin.kelley@cityofsalida.com>

Mon, Sep 27, 2021 at 6:41 PM

To: Alisa Pappenfort <alisa.pappenfort@salidaelected.com>, Dan Shore <dan.shore@salidaelected.com>, Harald Kasper <harald.kasper@salidaelected.com>, Jane Templeton <jane.templeton@salidaelected.com>, Justin Critelli <justin.critelli@salidaelected.com>, Merrell Bergin <merrell.bergin@salidaelected.com>, "mike.pollock@salidaelected.com" <mike.pollock@salidaelected.com>, "pt.wood@salidaelected.com" <pt.wood@salidaelected.com>, Drew Nelson <drew.nelson@cityofsalida.com>, Nina Williams <nina@wilsonwilliamsllp.com>, Bill Almquist <bill.almquist@cityofsalida.com>, Sara Law <sara.law@cityofsalida.com>

All,
Please see the message below.

Erin Kelley
City Clerk
City of Salida
clerk@cityofsalida.com
719.530.2630

----- Forwarded message -----

From: Jenni Smith <jjspanky@yahoo.com>
Date: Mon, Sep 27, 2021 at 12:54 PM
Subject: AirB&B's
To: <info@cityofsalida.com>

Jenni Smith
824 F St

Still trying to get my voice heard! All too aware of the need for affordable housing for our local work force. And feeling a major change to the neighbourhood surrounding me here in central Salida.
We've owned this tiny house 20+ years.
We've been involved in this community for 20+ years.
And focused on supporting the local businesses 20+ years.

But not excited about supporting the latest business that previously was a single family home next door.
This house has flipped several times in the past few years. The last time a couple from the front range snagged it. The first time we met them they announced it was going to be an AirB&B. Importantly, they have been cooperative. They have addressed any concerns. Quickly. And the guests have been orderly.
But they've never actually lived there outside of a few short 'vacations'.
There has been continuous guest activity. A constant stream of people moving in and out sometimes late at night and only separated by the cleaning crew. At the end of September it feels like they should be very close to the 185 nights/days allowed. Thing is that number includes nights only and doesn't include any of the following days activity necessary for moving out. Few communities allow that many nights.
Had my husband not built us a privacy fence we'd be witnessing all this traffic just feet away.
While this house represents the one allowed in our block, facing block, there was one already across our alley at 8th and G. Realistically that feels like two in my block. My research has shown that some communities require a designated area separating them like 500'. That might address the density issues.

These are BUSINESSES.
Not someone you'd invite over for a glass of wine. Not someone you'd plan the Halloween celebration with. Not someone's walk you'd willing shovel.
These are businesses.

Jenni Smith

Sent from my iPhone

September 28, 2021

Dear members of Salida's City Council,

For those of you that don't know me, I'm Joshua Andert. I'm a former public educator of 10 years now turned developer and builder. I reside at 22 Hillside, which we are currently in the process of developing. I am a father of four who is also looking for a new place to afford in town to house my growing family. As a result, I very much understand and appreciate all sides of the current debate regarding caps and increased restrictions on STRs in industrial and commercial districts.

I attempted to communicate my perspective on Mr. Almquist's proposed legislation last night at the PC meeting, however, three minutes really isn't adequate given the complexities of this issue and the nuances of the proposed ordinance. As such I would like to take the time to share my thoughts and concerns as both a citizen and developer in Salida.

My concern with this proposed ordinance is that it is shortsighted in so far as it does not address or contend with the very real forces of counter-urbanization that are gripping our city and state. Furthermore, this proposed ordinance unnecessarily plays off and stokes antagonism toward the development and investment community, and ultimately does nothing to address the real issue of this crisis, which is the accumulation of resources necessary to build more housing.

Accordingly, I would like to lay out my thoughts here and sincerely ask you to please read carefully and consider the full scope of the issue that we are facing. In the panic of this housing crunch, I would like to urge you to not pass this ordinance in haste to just "plug holes." Rather, I'd like to encourage you to expand your vision and not miss a unique and incredible opportunity to pivot and look at STRs in industrial and commercial districts not as the enemy, but as a powerful vehicle that could ultimately bringing the resources needed to build more housing and address the real issue.

Last night Mr. Almquist stated that the goals of this ordinance are not to create affordable housing, but rather to place caps on industrial and commercial properties to inhibit further their conversion to STRs and protect the existing long term housing stock. Without any sort of correlative data specific to our community he laid the claim that STRs are responsible for rising housing costs. This is shortsighted and ignores the myriad of other forces behind counter-urbanization that are also at play (see below). He also mentioned that right now there are 130 STRs out of an available 538 units in industrial and commercial districts. In other words, he's claiming that capping these districts, like was done in residential districts, would protect future housing, by essentially saying we'll allow a few more but then that's it, everything else must be long term. Furthermore, he stated that a key goal in this proposal was to devalue the properties in these zones by limiting their ability

to be STRs and deter future owners who would look to buy and STR, and thus he is encouraging you to pass legislation to attempt to correct pricing in the market.

I understand this perspective and can see why this logic is alluring, but I believe that in reality this ordinance will neither protect housing nor pricing. Even if we limit STRs the force of the market right now is so incredibly strong (please see attached August Market report if you have not read it already) that the attempt to devalue properties won't succeed. The influx of retirees and Gen-Xer's and Millennials who can work remotely and want to live in the mountains will continue to out price locals every time. The real issue here is supply and demand economics, which I believe Mr. Almquist sees and is why he attempting to protect the existing supply.

However, this is precisely why this ordinance and his prospective are short sighted. We got into this mess because previous commissions and councils failed to anticipate the massive population boom occurring in Colorado and encourage the building of more housing stock to facilitate the necessary growth. However, we now know that its coming, so let's not repeat those mistakes. Like many other rural states, Colorado is gaining a new representative in the House of Congress, while larger population states with large urban centers like New York, California and Illinois are losing seats. The trend scales as well. Denver is no longer growing as fast as smaller more rural towns. There is a trend of counter-urbanization sweeping the nation. As a former teacher of demography and human geography, I have seen and understand how demographic trends are rarely stopped, even here in Salida a global pandemic failed to halt our growth.

It thus very concerning to me that counter-urbanization and what we are going to do about it here in Salida are not being discussed. By counter-urbanization I mean the population growth that is fueled by rapidly advancing technology and processing speed that is shrinking space-time compression (i.e. you can really work and conduct business anywhere now) and a demand from the younger generations who don't want to live in cities and who can now afford to out price locals on rent and purchase every time. Couple that with the retirement community already doing the same, and we have a counter-urbanization housing crisis in which workforce can't find housing and businesses are worried how they will find employees; and, we in the building community are struggling too to house the very people who are needed to actually build the housing we need at larger scale.

It's a difficult mess. I very much understand. I also understand that protecting our existing stock then is just not enough. In the last month alone, homes sold in Salida increased by 11%, the median price by 19%, and median days on market by -10 days! The market will continue to be this strong with or without these caps in place, and many of these sales were in residential districts where STRs are already capped!

As previously mentioned, I too am looking to buy a new home and can't seem to afford to do so. So as a citizen of Salida, I would like to know what my representatives are doing to add more inventory to the market? We will not see the market stabilize until demand is met, and right now that demand for Salida is insatiable (consider also that compared to many other mountain towns in Colorado we are a good place to buy because we are safe from fire, and we have secure water rights). Salida's market will stay hot regardless of these caps and those in the local workforce will still struggle to find housing until we figure out how to add significantly more stock to the market.

Furthermore, council should also be aware that this ordinance and the way in which it was drafted was unnecessarily exclusive and antagonistic toward the development community from the outset, as we were excluded from the conversation. If it passes, a legal response will likely be inevitable. Please hear that I mention this in no way as a threat, but more as pointing to what a logical outcome will be when investments and property rights are threatened in a capitalist system.

I will defer to the legal experts, and ultimately the courts if it were to get there, but it seems questionable for a local government to tell industrial and commercial property owners to not engage with the very industry and commerce that underlays our economy here through short term rentals, and that it is now our responsibility to be landlords and provide long term housing to the community. Furthermore, passing legislation with the openly intended goal of devaluing private property is also problematic. The residency requirement too verges on nepotism and has indeed been struck down in other municipalities. Is this also what we want to tell possible investors in our community, that they must live here to help solve the real issue which is bringing in the necessary resources to build more inventory?

Mr. Almquist has mentioned that the city right now holds a meager \$190k dedicated to housing and accordingly has stated that the city needs the development community if we are to bring more housing to market. It is beyond my comprehension why a google survey is how this “community conversation” was conducted (also for which the actual comments were not publicly posted, just the data) and why in public comment we are restricted to a mere three minutes? We need to take the time to look at how we can work together to solve this issue, and my fear is that if this ordinance passes out of a panicked rush to say your doing something, we will miss a very real opportunity to capitalize on STRs in industrial and commercial districts as a resource for funding more housing.

What if instead of capping STRs in industrial and commercial districts, we allowed them to flourish uncapped and taxed the bananas out of them? Mr. Almquist clearly stated last night that the issue Conejos County faced was taxing residential districts at a commercial rate, but only we’re not talking about residential districts right now! We’ve capped those already, leave those alone and tax them as high as you can (there are few enough of them that it won’t sway the market), but then in commercial and industrial districts let’s create a very high lodging tax to grow a city housing fund.

There are currently 138 STRs in industrial and commercial districts. The OLT is \$3.66/n. Assuming an average occupancy rate of 85%, which there is data to support (see Airdna), I am assuming that in the past 12 months the city earned about \$150,000 from OLTs in industrial and commercial districts, not including hotels and motels.

(\$3.66 OLT x 138 STRS x 365 nights x 85% occupancy)

With the proposed caps of 261 units the math would shake out to about \$300,000. Still nothing significant.

What if instead the tax were 15% of nightly rates and applied to hotels and motels as well? And what if what everyone's fears were to come true and all 538 dwellings in commercial and industrial districts became short term rentals? Again, I am assuming on nightly rates, which Airdna data supports to be about \$150/n in our market. In such a case the city's yearly OLT revenue could grow to nearly \$3.7M, not including that coming from hotels and motels.

$$(\$150 \times 365 \text{ nights} \times 85\% \text{ occupancy} \times 538 \text{ STRs} \times 15\% \text{ OLT tax})$$

What if the tax were 20%? That would near \$5M. Obviously not all dwellings would go that way, but let's say STRs grow to 50% of what's available?

$$(\$150 \times 365 \text{ nights} \times 85\% \text{ occupancy} \times 269 \text{ STRs} \times 20\% \text{ OLT tax}) = \$2,503,717$$

We're looking at an opportunity to swing the needle significantly by using STRs in industrial and commercial districts as the economic engine to power our growth. Are we really going to leave a potential \$2-3M untapped?

If we implemented this tax across the board in industrial and commercial districts, which ultimately is a pass through to guests, and then tourists would have no choice but to pay it, and realistically they won't bat an eye at another \$20-30, especially if we were transparent about the purpose of the tax. At scale though, the city would garner enough of a financial base to get in the game on building housing or partnering in projects that move the needle on inventory and pricing in this market. This is a slam dunk tax too for the populace-approve a tax you won't have to pay?!

All of this, however, asks that you, the leaders of our community consider the reality of the issue we are facing—accumulating the resources necessary to building more housing to contend with the demographic growth being driven by counter-urbanization. What if we in Salida did something different and embraced rather than fought STRs? We've effectively banned them in residential districts, which makes sense from a community perspective, and I completely agree with, but what if we allowed commercial and industrial property owners to engage in the very commerce and industry of our town, tourism? There is a very real opportunity here for the city to capitalize on this industry as well and bring in the funds we need to build more housing.

To do so, you all would need to be willing to facilitate a very real, open conversation with the community, to bridge the heal the antagonism toward the investment community, and ultimately muster the heart and compassion to admit that you don't have the resources to help with housing right now and that the force of the market leaves your hands tied. But if we are willing to grit our teeth for a couple years, partner and collaborate, we might be able to do something about it.

Please do not miss this opportunity, and please do not kick the can down the road for us in the younger generations to deal with in the inevitable future. Previous councils and commissions failed to prepare for what has come, and this proposed ordinance does nothing to help prepare us for what is coming. Please do not repeat that mistake. Please realize that "protecting" existing stock in industrial and commercial districts won't make a difference in this market, a market which data shows is not going anywhere any time soon

(again considering the sales prices of homes in residential districts where STR caps exist already—the market is showing that caps do not lower home values). In the end this ordinance will ultimately do nothing to move the market but will indeed limit financial channels to garner the resources we as a community need to build more housing.

I would be more than happy to meet with any of you and discuss my thoughts further. I wish you all the utmost clarity, compassion, and wisdom in the coming decisions you face.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joshua Andert', with a large, stylized loop at the beginning and a horizontal flourish at the end.

Joshua Andert

715-821-8038

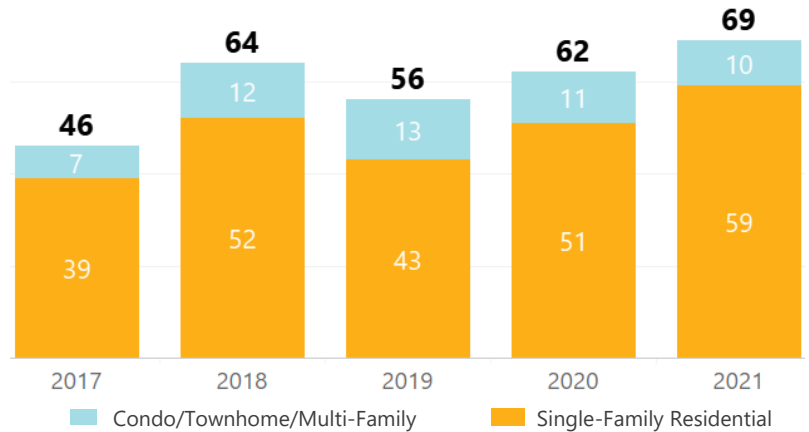
Joshua.andert@gmail.com

+11%

HOMES CLOSED

In August Chaffee County saw 69 homes Close, **an 11% increase year over year** and a 23% increase month over month.

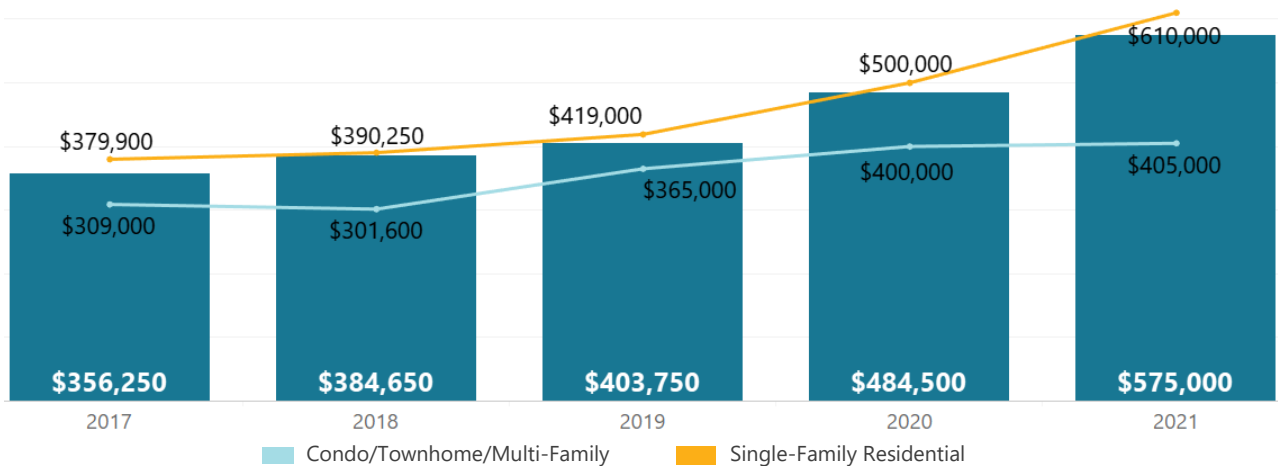
The market remained active in August. Throughout the month 54 homes moved to the Pending status, 32% fewer than this time last year and 12% fewer than this time last month.



+19%

MEDIAN CLOSED PRICES

The Median Closed Price for a Chaffee County home was \$575,000 in August, **an increase of 19% year over year** and a 2% increase month over month. Median Single-Family Residential prices were 22% higher compared to last year and the median price for Condo/Townhome/Multi-Family properties was 1% higher year over year. The Average Closed Price for a Chaffee County home was \$630,572 in August, a 25% year-over-year increase and a 1% decrease month over month.



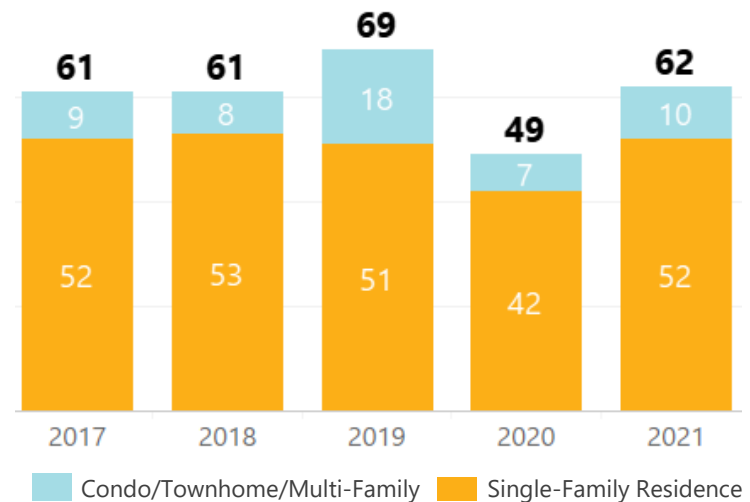
+27%

NEW LISTINGS

Sellers brought 62 New Listings to the market in August, **a 27% year-over-year increase**, but a 14% decrease month over month.

August ended with **89 Active Listings** of homes for sale in Chaffee County, 26% fewer than last year and 14% more than last month.

In Chaffee County, there were 6 weeks of inventory available in August, 3 weeks fewer than last August and unchanged compared to last month.

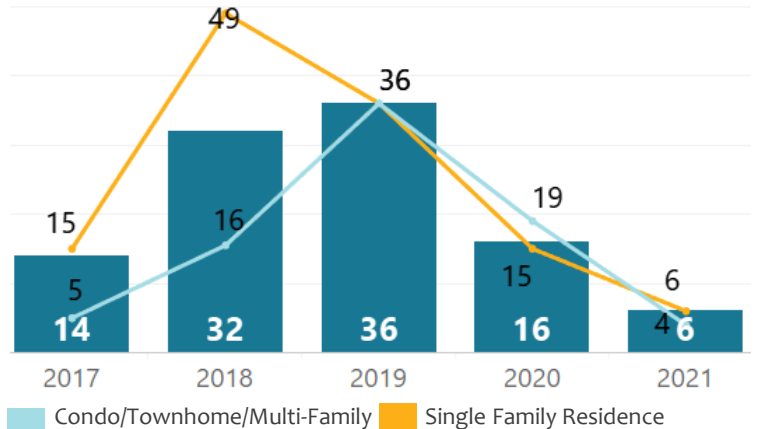


**-10
Days**

MEDIAN DAYS IN MLS

Chaffee County homes moved quickly in August and were Active in the MLS for only 6 days, **10 days fewer than July 2020** and 2 days more than last month.

Chaffee County homes spent an average of 22 days Active in the MLS, 28 days fewer than last year and 12 days more month over month.



89 Active Listings	\$630,572 Average Sold Price	69 Closed Listings	6 Median Days in MLS
62 New Listings	\$575,000 Median Sold Price	65 Pending Listings	6 Weeks of Inventory

BUENA VISTA HOUSING MARKET



27 New Listings

10 more than last year
8 fewer than last month



27 Homes Closed

6 more than last year
4 more than last month



\$610,000 Median Price

31% increase year over year
17% increase month over month



4 Median Days in MLS

6 days fewer than last year
Unchanged month over month

SALIDA HOUSING MARKET



24 New Listings

1 more than last year
6 fewer than last month



33 Homes Closed

1 fewer than last year
10 more than last month



\$575,000 Median Price

11% increase year over year
2% decrease month over month



7 Median Days in MLS

15 days fewer than last year
4 days more than last month

REcolorado

Housing market statistics are provided by REcolorado, the largest multiple listing service (MLS) in Colorado. REcolorado delivers advanced tools and services for REALTORS® of Central Colorado to serve home buyers and sellers. The REcolorado home search site, [REcolorado.com](https://www.REcolorado.com), is the most trusted resource for home listings across the state. Search homes and land for sale in South Central Colorado at www.REcolorado.com.

Monthly Indicators



August 2021

Percent changes calculated using year-over-year comparisons.

New Listings increased 54.6 percent to 300. Sold Listings increased 6.4 percent to 248. Inventory levels shrank 27.8 percent to 433 units.

Prices continued to gain traction. The Median Sales Price increased 19.9 percent to \$469,950. Days on Market was down 65.6 percent to 22 days. Sellers were encouraged as Months Supply of Inventory was down 40.0 percent to 2.4 months.

In new construction, home builders continue to struggle to meet buyer demand, as housing starts nationwide dropped 7% last month, according to the Commerce Department. Single-family home construction declined 4.5%, and multi-family home construction, which includes condos and apartment buildings, was also down, falling by 13%. Labor shortages, rising material costs, and supply-chain setbacks continue to challenge builders, with some projects temporarily paused due to availability and cost of materials.

Activity Snapshot

+ 6.4% **- 27.8%** **+ 19.9%**

One-Year Change in Sold Listings	One-Year Change in Active Listings	One-Year Change in Median Sold Price
-------------------------------------	---------------------------------------	-----------------------------------------

Residential real estate activity for the REALTORS® of Central Colorado (Northern Coverage) composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

Activity Overview	2
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Market Overview

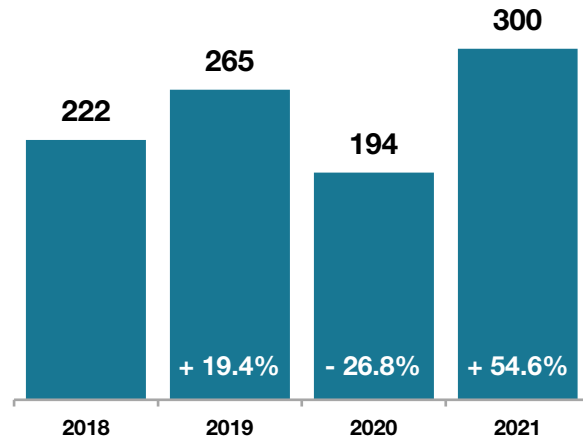


Key Metrics	Historical Sparkbars	8-2020	8-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		194	300	+ 54.6%	1,659	1,812	+ 9.2%
Pending Sales		260	260	0.0%	1,424	1,482	+ 4.1%
Sold Listings		233	248	+ 6.4%	1,182	1,318	+ 11.5%
Median Sold Price		\$392,000	\$469,950	+ 19.9%	\$367,000	\$450,000	+ 22.6%
Average Sold Price		\$431,475	\$519,280	+ 20.3%	\$391,819	\$505,476	+ 29.0%
Pct. of List Price Received		98.0%	100.1%	+ 2.1%	97.3%	99.9%	+ 2.7%
Days on Market		64	22	- 65.6%	77	41	- 46.8%
Affordability Index		82	68	- 17.1%	88	71	- 19.3%
Active Listings		600	433	- 27.8%	--	--	--
Months Supply		4.0	2.4	- 40.0%	--	--	--

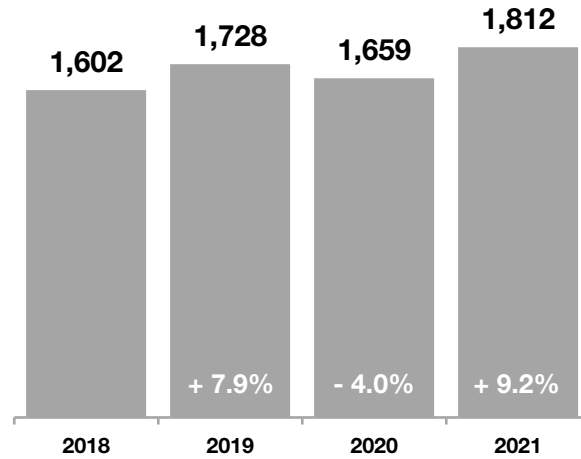
New Listings



August

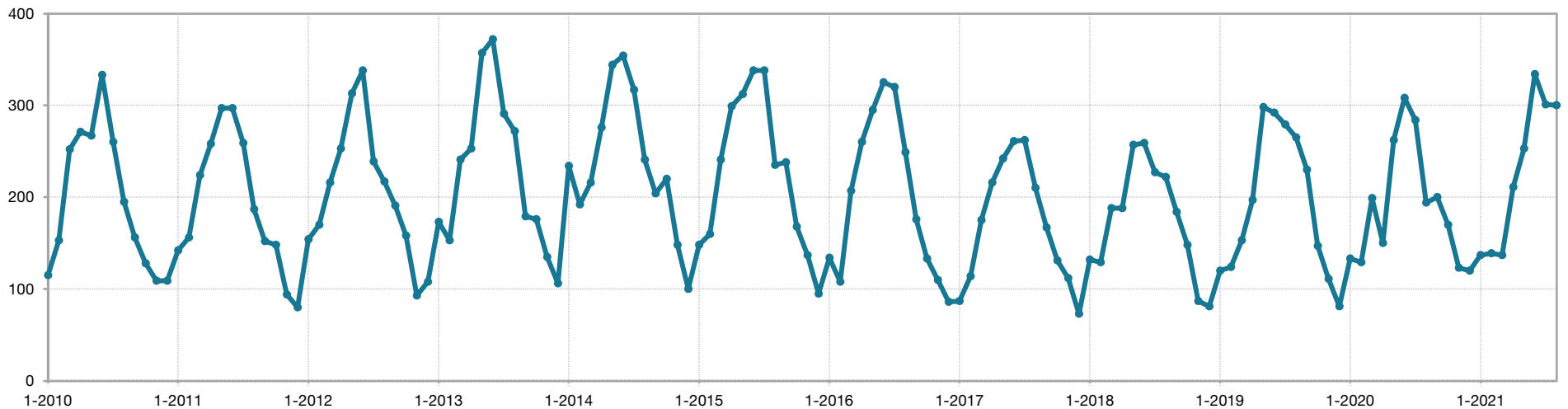


Year to Date



	New Listings	Percent Change from Previous Year
Sep-2020	200	-13.0%
Oct-2020	170	+15.6%
Nov-2020	123	+10.8%
Dec-2020	120	+48.1%
Jan-2021	137	+3.0%
Feb-2021	139	+7.8%
Mar-2021	137	-31.2%
Apr-2021	211	+40.7%
May-2021	253	-3.4%
Jun-2021	334	+8.4%
Jul-2021	301	+6.0%
Aug-2021	300	+54.6%

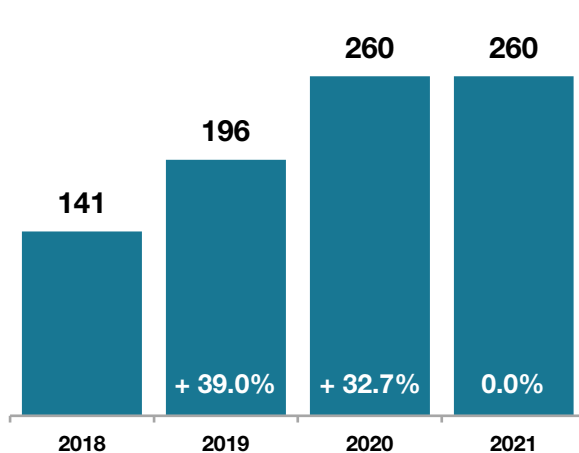
Historical New Listings by Month



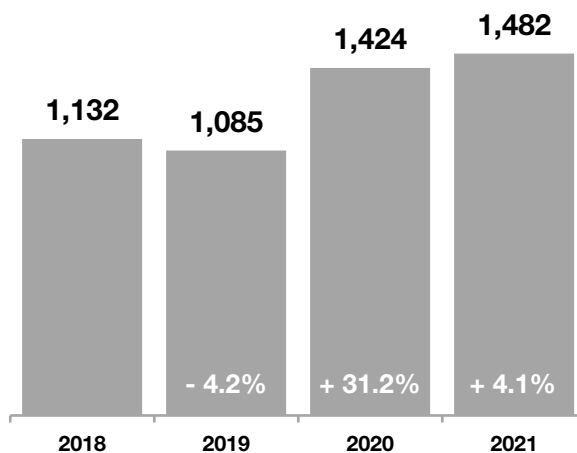
Pending Sales



August

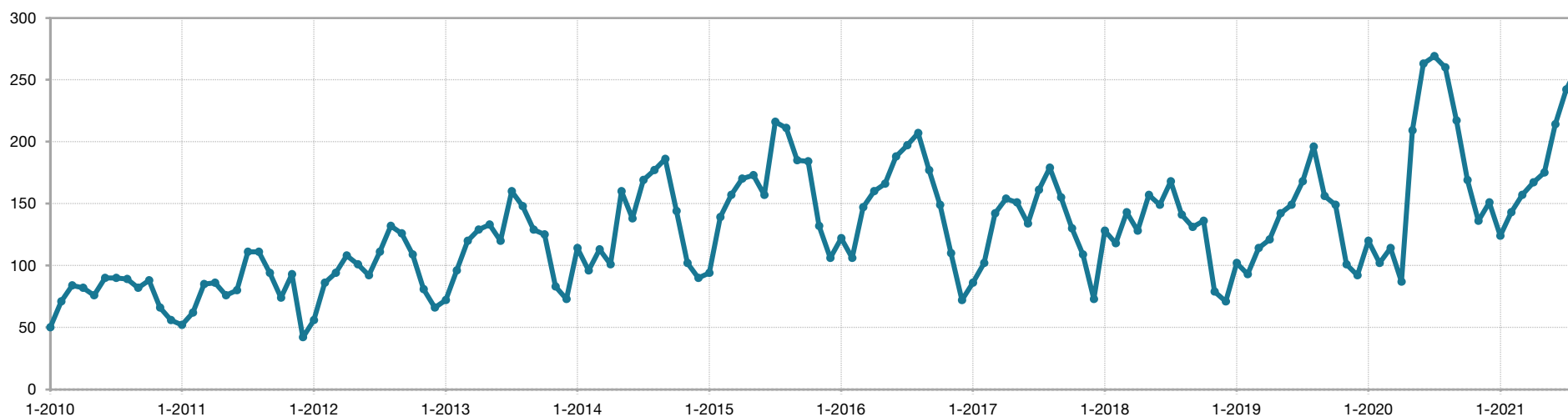


Year to Date



	Pending Sales	Percent Change from Previous Year
Sep-2020	217	+39.1%
Oct-2020	169	+13.4%
Nov-2020	136	+34.7%
Dec-2020	151	+64.1%
Jan-2021	124	+3.3%
Feb-2021	143	+40.2%
Mar-2021	157	+37.7%
Apr-2021	167	+92.0%
May-2021	175	-16.3%
Jun-2021	214	-18.6%
Jul-2021	242	-10.0%
Aug-2021	260	0.0%

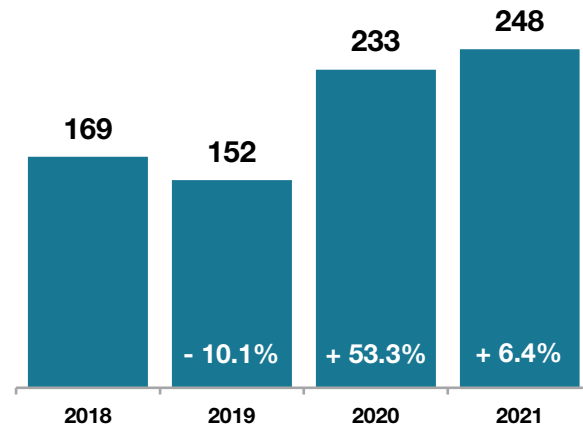
Historical Pending Sales by Month



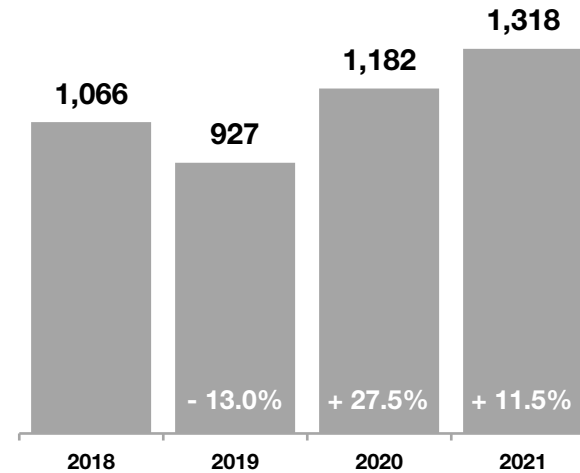
Sold Listings



August



Year to Date



	Sold Listings	Percent Change from Previous Year
Sep-2020	231	+38.3%
Oct-2020	252	+41.6%
Nov-2020	178	+18.7%
Dec-2020	178	+48.3%
Jan-2021	127	+28.3%
Feb-2021	115	+25.0%
Mar-2021	141	+14.6%
Apr-2021	163	+52.3%
May-2021	161	+69.5%
Jun-2021	154	-7.8%
Jul-2021	209	-21.4%
Aug-2021	248	+6.4%

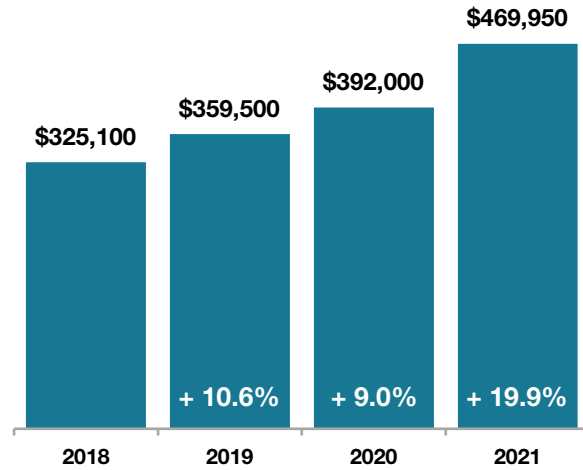
Historical Sold Listings by Month



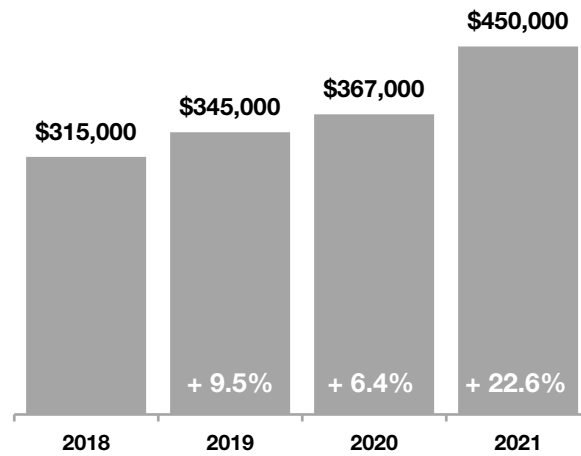
Median Sold Price



August

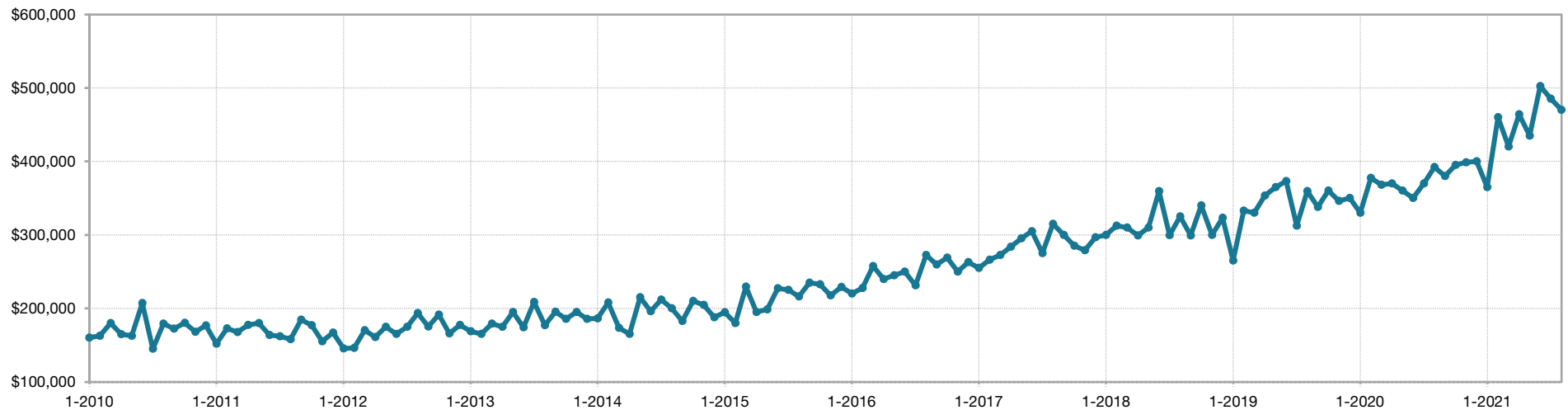


Year to Date



	Median Sold Price	Percent Change from Previous Year
Sep-2020	\$380,000	+12.4%
Oct-2020	\$395,054	+9.7%
Nov-2020	\$398,500	+15.1%
Dec-2020	\$400,000	+14.3%
Jan-2021	\$365,000	+10.6%
Feb-2021	\$460,000	+21.9%
Mar-2021	\$420,000	+14.2%
Apr-2021	\$464,000	+25.4%
May-2021	\$435,000	+20.8%
Jun-2021	\$502,500	+43.6%
Jul-2021	\$485,000	+31.2%
Aug-2021	\$469,950	+19.9%

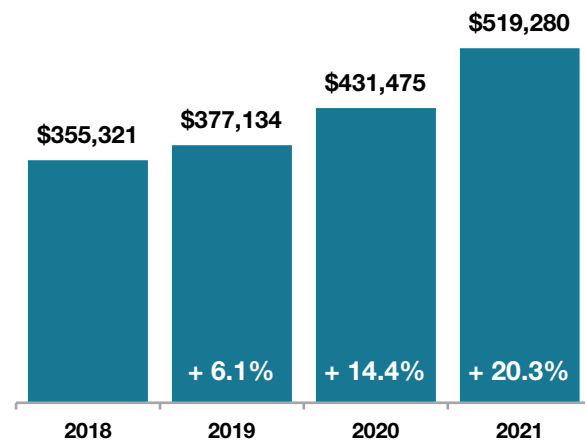
Historical Median Sold Price by Month



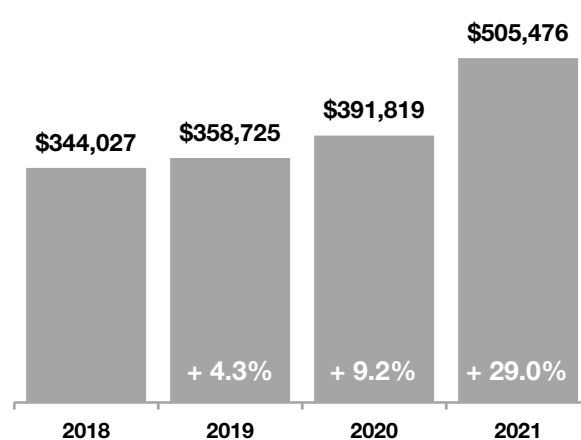
Average Sold Price



August

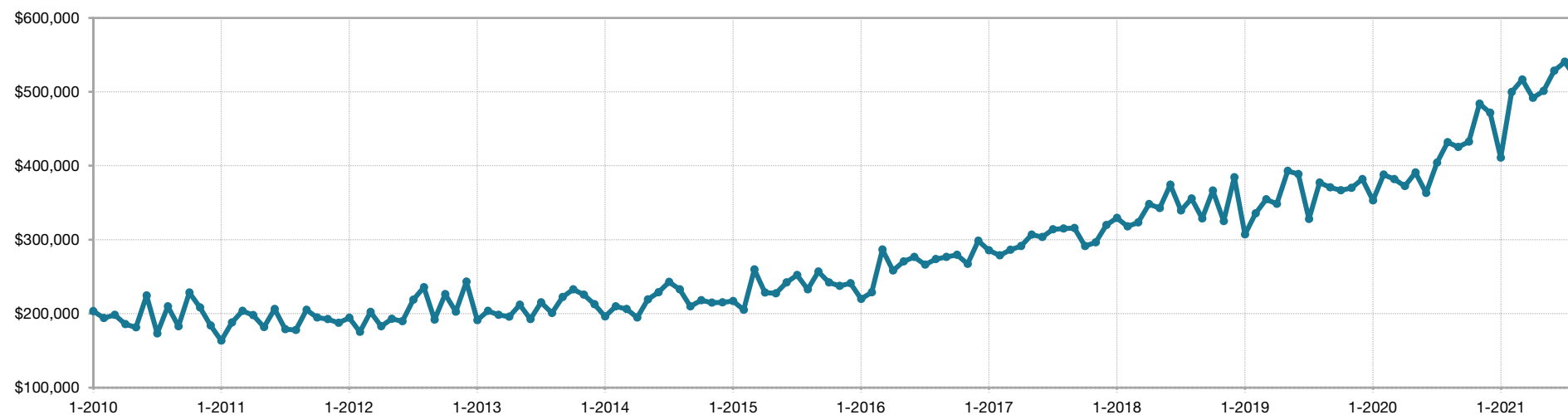


Year to Date



	Average Sold Price	Percent Change from Previous Year
Sep-2020	\$425,112	+14.7%
Oct-2020	\$432,408	+18.0%
Nov-2020	\$483,525	+30.7%
Dec-2020	\$471,590	+23.6%
Jan-2021	\$410,743	+16.3%
Feb-2021	\$499,604	+28.9%
Mar-2021	\$516,275	+35.3%
Apr-2021	\$491,488	+32.0%
May-2021	\$500,830	+28.2%
Jun-2021	\$528,319	+45.5%
Jul-2021	\$540,264	+33.8%
Aug-2021	\$519,280	+20.3%

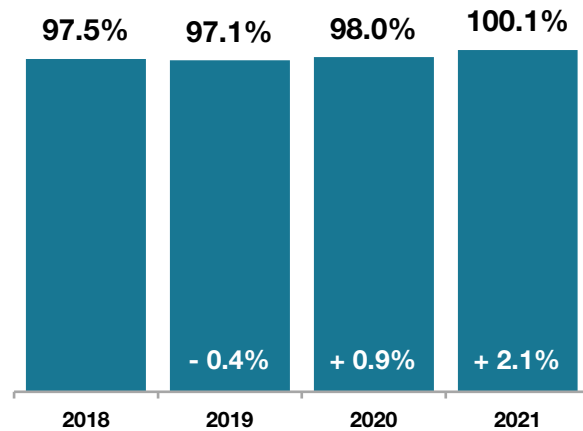
Historical Average Sold Price by Month



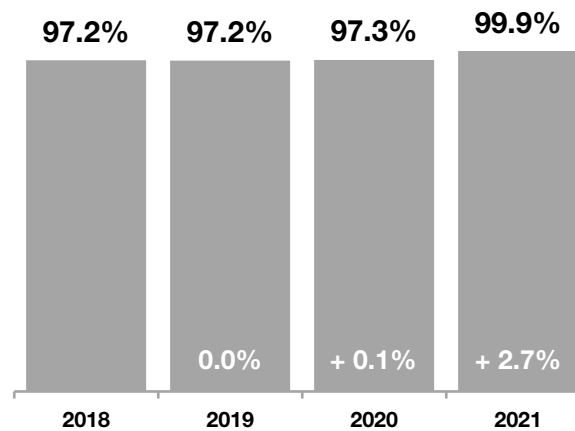
Percent of List Price Received



August

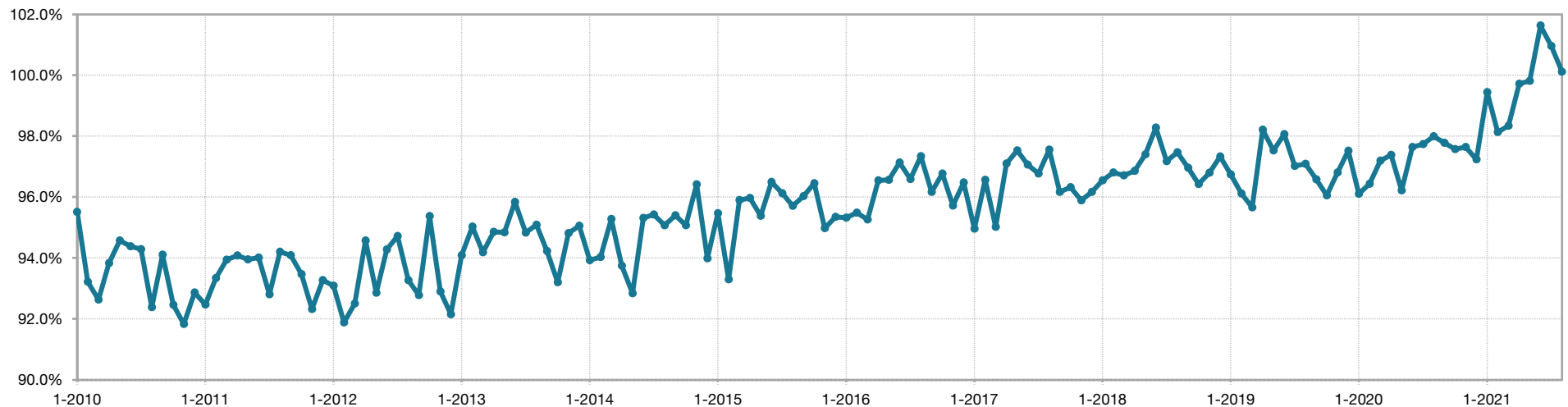


Year to Date



	Pct. of List Price Received	Percent Change from Previous Year
Sep-2020	97.8%	+1.2%
Oct-2020	97.6%	+1.6%
Nov-2020	97.6%	+0.8%
Dec-2020	97.2%	-0.3%
Jan-2021	99.4%	+3.4%
Feb-2021	98.1%	+1.8%
Mar-2021	98.3%	+1.1%
Apr-2021	99.7%	+2.4%
May-2021	99.8%	+3.7%
Jun-2021	101.6%	+4.1%
Jul-2021	101.0%	+3.4%
Aug-2021	100.1%	+2.1%

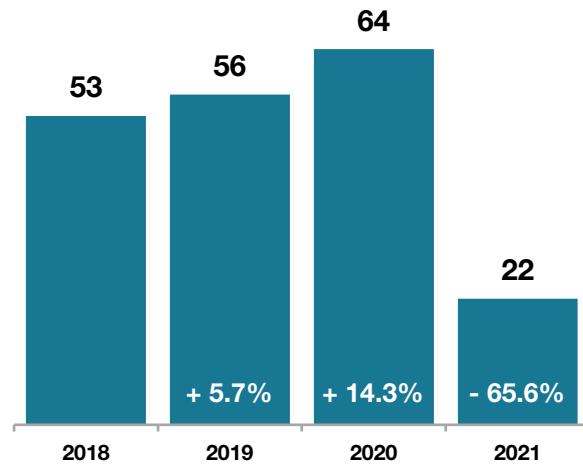
Historical Percent of List Price Received by Month



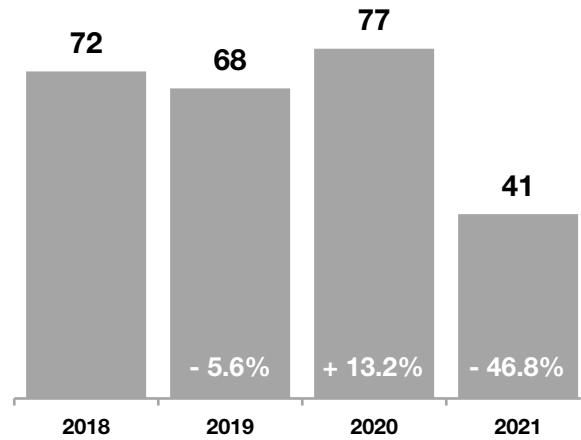
Days on Market Until Sale



August



Year to Date



	Days on Market	Percent Change from Previous Year
Sep-2020	66	+8.2%
Oct-2020	84	+29.2%
Nov-2020	77	-11.5%
Dec-2020	62	-17.3%
Jan-2021	63	-40.0%
Feb-2021	55	-44.4%
Mar-2021	63	-32.3%
Apr-2021	50	-29.6%
May-2021	41	-46.8%
Jun-2021	36	-45.5%
Jul-2021	22	-69.4%
Aug-2021	22	-65.6%

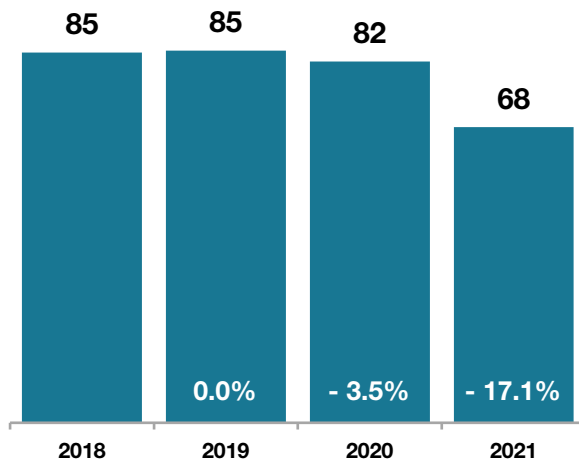
Historical Days on Market Until Sale by Month



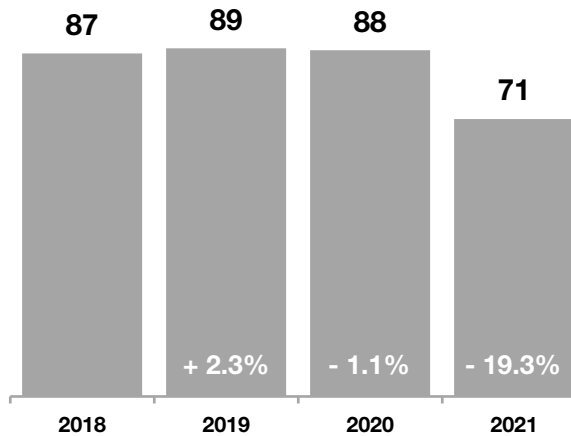
Housing Affordability Index



August



Year to Date



	Affordability Index	Percent Change from Previous Year
Sep-2020	85	-4.5%
Oct-2020	83	-2.4%
Nov-2020	82	-4.7%
Dec-2020	82	-3.5%
Jan-2021	89	-4.3%
Feb-2021	67	-18.3%
Mar-2021	74	-8.6%
Apr-2021	68	-20.0%
May-2021	73	-15.1%
Jun-2021	62	-31.1%
Jul-2021	65	-25.3%
Aug-2021	68	-17.1%

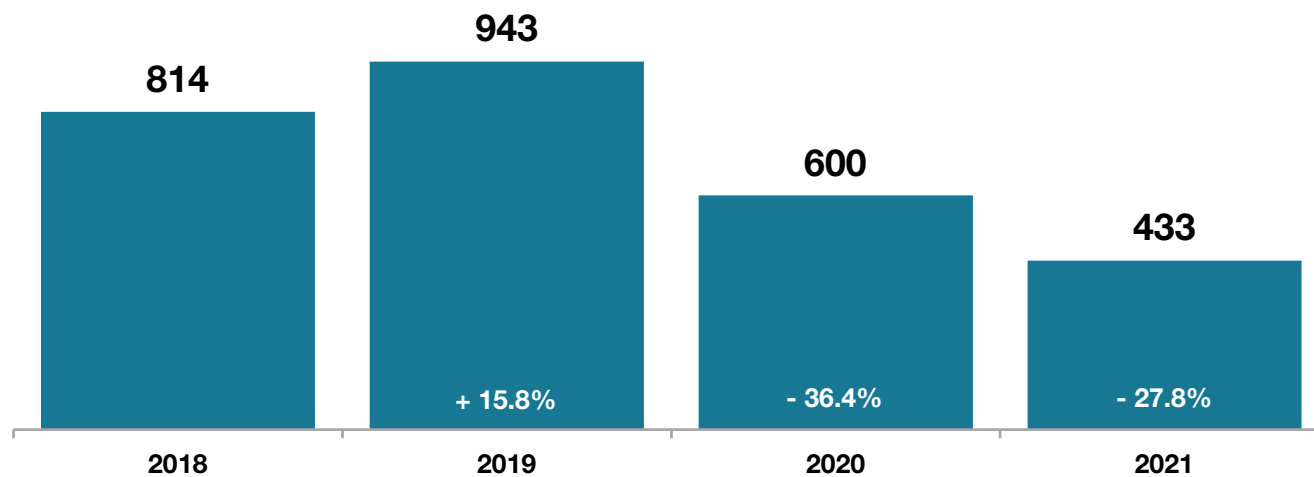
Historical Housing Affordability Index by Month



Inventory of Active Listings

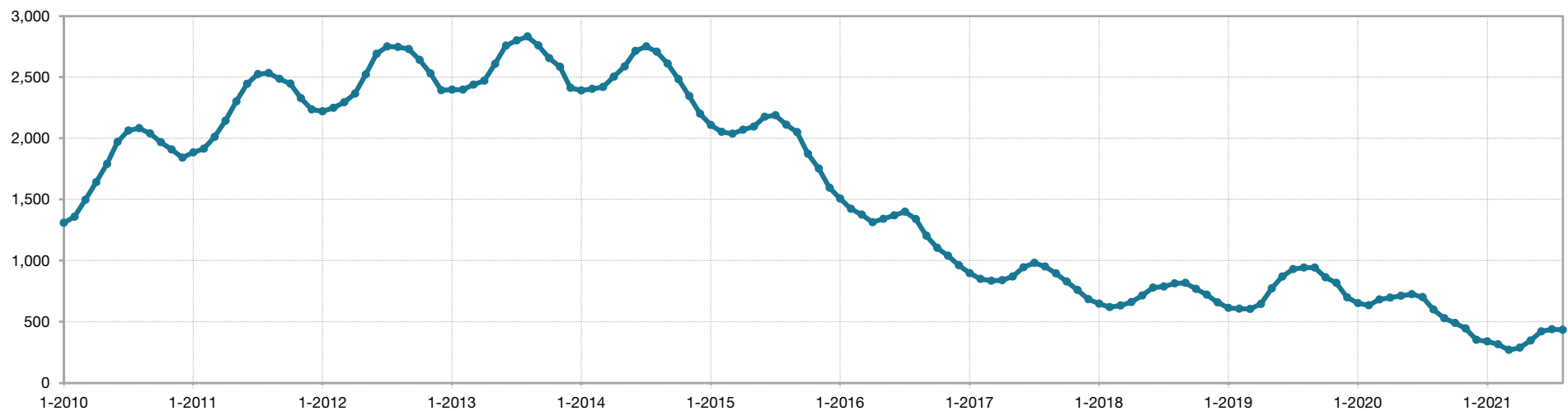


August



	Active Listings	Percent Change from Previous Year
Sep-2020	529	-43.9%
Oct-2020	491	-43.0%
Nov-2020	445	-45.5%
Dec-2020	353	-49.5%
Jan-2021	340	-47.9%
Feb-2021	316	-50.2%
Mar-2021	270	-60.4%
Apr-2021	287	-58.8%
May-2021	345	-51.6%
Jun-2021	422	-41.7%
Jul-2021	438	-37.6%
Aug-2021	433	-27.8%

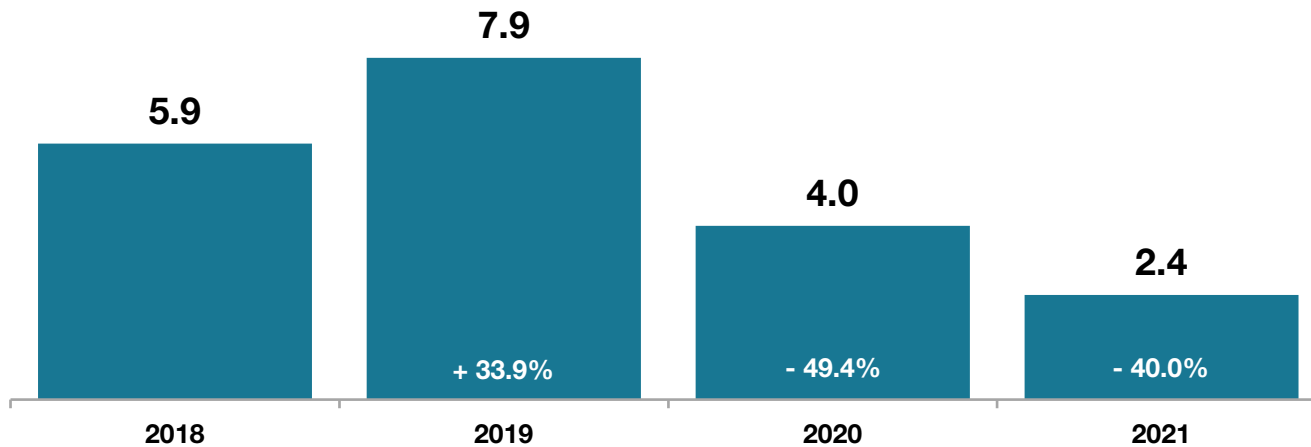
Historical Inventory of Active Listings by Month



Months Supply of Inventory

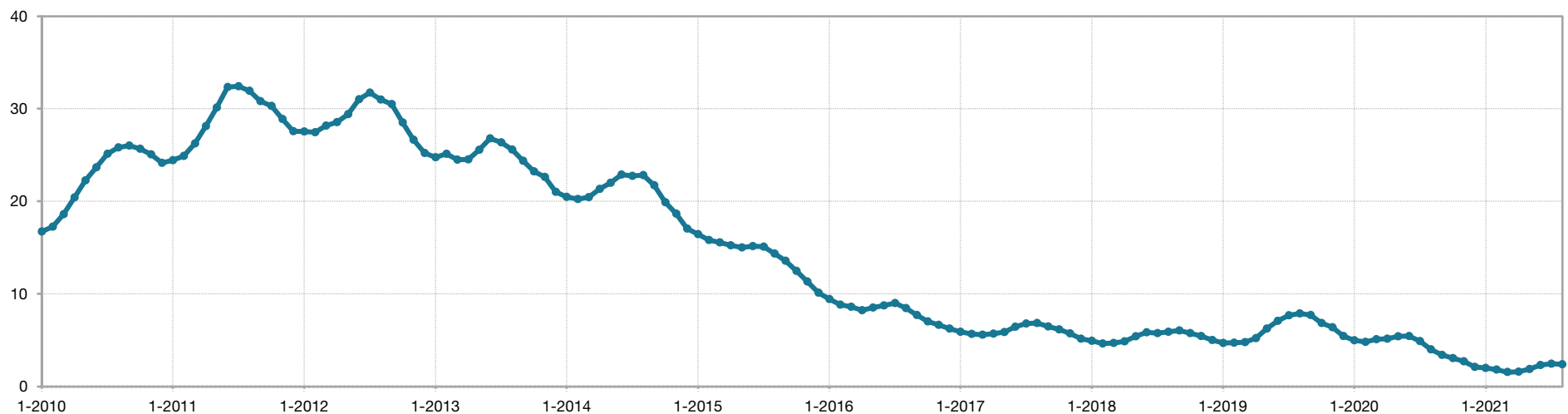


August



	Months Supply	Percent Change from Previous Year
Sep-2020	3.4	-55.8%
Oct-2020	3.0	-56.5%
Nov-2020	2.7	-57.8%
Dec-2020	2.1	-61.1%
Jan-2021	2.0	-60.0%
Feb-2021	1.8	-62.5%
Mar-2021	1.6	-68.6%
Apr-2021	1.6	-69.2%
May-2021	1.9	-64.8%
Jun-2021	2.3	-57.4%
Jul-2021	2.5	-49.0%
Aug-2021	2.4	-40.0%

Historical Months Supply of Inventory by Month

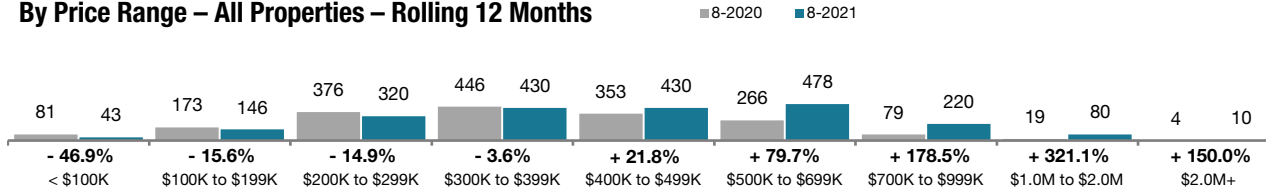


Sold Listings

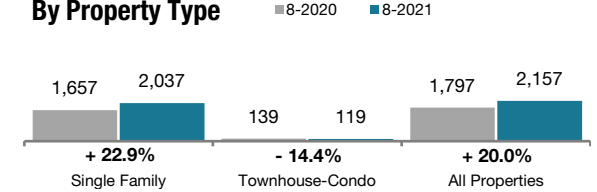
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change
\$99,999 and Below	77	43	-44.2%	4	0	-100.0%
\$100,000 to \$199,999	167	142	-15.0%	6	4	-33.3%
\$200,000 to \$299,999	311	292	-6.1%	65	28	-56.9%
\$300,000 to \$399,999	411	387	-5.8%	35	43	+22.9%
\$400,000 to \$499,999	335	409	+22.1%	18	21	+16.7%
\$500,000 to \$699,999	258	462	+79.1%	8	15	+87.5%
\$700,000 to \$999,999	77	212	+175.3%	2	8	+300.0%
\$1,000,000 to \$1,999,999	17	80	+370.6%	1	0	-100.0%
\$2,000,000 and Above	4	10	+150.0%	0	0	--
All Price Ranges	1,657	2,037	+22.9%	139	119	-14.4%

Compared to Prior Month

	Single Family			Condo		
	7-2021	8-2021	Change	7-2021	8-2021	Change
	2	2	0.0%	0	0	--
	7	15	+114.3%	0	0	--
	18	26	+44.4%	0	0	--
	33	41	+24.2%	1	5	+400.0%
	42	44	+4.8%	7	3	-57.1%
	57	71	+24.6%	2	0	-100.0%
	28	31	+10.7%	0	2	--
	12	6	-50.0%	0	0	--
	0	2	--	0	0	--
All Price Ranges	199	238	+19.6%	10	10	0.0%

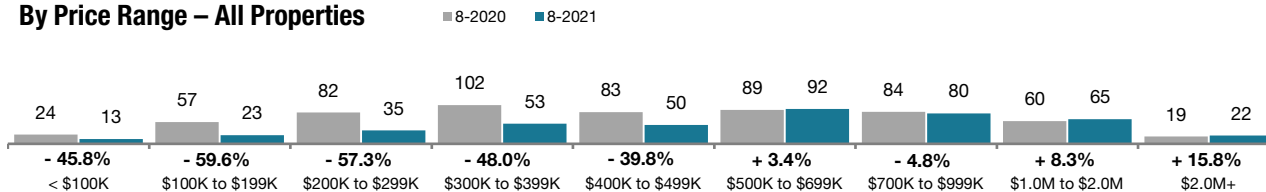
Year to Date

	Single Family			Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change
	45	24	-46.7%	2	0	-100.0%
	104	82	-21.2%	3	4	+33.3%
	194	159	-18.0%	44	9	-79.5%
	282	204	-27.7%	18	26	+44.4%
	222	248	+11.7%	11	18	+63.6%
	182	315	+73.1%	5	10	+100.0%
	51	157	+207.8%	1	4	+300.0%
	14	52	+271.4%	1	0	-100.0%
	3	6	+100.0%	0	0	--
All Price Ranges	1,097	1,247	+13.7%	85	71	-16.5%

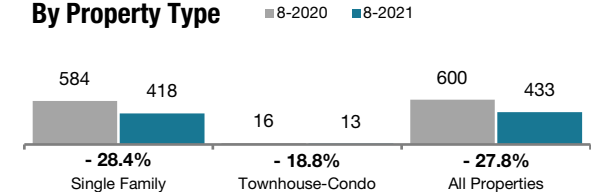
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change
\$99,999 and Below	24	11	-54.2%	0	0	--
\$100,000 to \$199,999	57	23	-59.6%	0	0	--
\$200,000 to \$299,999	76	35	-53.9%	6	0	-100.0%
\$300,000 to \$399,999	97	48	-50.5%	5	5	0.0%
\$400,000 to \$499,999	82	49	-40.2%	1	1	0.0%
\$500,000 to \$699,999	87	88	+1.1%	2	4	+100.0%
\$700,000 to \$999,999	82	79	-3.7%	2	1	-50.0%
\$1,000,000 to \$1,999,999	60	63	+5.0%	0	2	--
\$2,000,000 and Above	19	22	+15.8%	0	0	--
All Price Ranges	584	418	-28.4%	16	13	-18.8%

Compared to Prior Month

	Single Family			Condo		
	7-2021	8-2021	Change	7-2021	8-2021	Change
	10	11	+10.0%	0	0	--
	26	23	-11.5%	0	0	--
	47	35	-25.5%	0	0	--
	50	48	-4.0%	7	5	-28.6%
	47	49	+4.3%	1	1	0.0%
	81	88	+8.6%	7	4	-42.9%
	77	79	+2.6%	1	1	0.0%
	62	63	+1.6%	1	2	+100.0%
	20	22	+10.0%	0	0	--
All Price Ranges	420	418	-0.5%	17	13	-23.5%

Year to Date

Single Family	Condo
There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.	

Glossary of Terms



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into Pending during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sold Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sold Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.



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Short Term Rental Moratorium - Addressing Salida's Housing Crisis

Lesley Fulton <lesleywrenfulton@hotmail.com>

Thu, Sep 30, 2021 at 9:13 AM

To: "dan.shore@salidaelected.com" <dan.shore@salidaelected.com>, "jane.templeton@salidaelected.com" <jane.templeton@salidaelected.com>, "Justin.critelli@salidaelected.com" <Justin.critelli@salidaelected.com>, "mike.pollock@salidaelected.com" <mike.pollock@salidaelected.com>, "harald.kasper@salidaelected.com" <harald.kasper@salidaelected.com>, "alisa.pappenfort@salidaelected.com" <alisa.pappenfort@salidaelected.com>, "pt.wood@salidaelected.com" <pt.wood@salidaelected.com>
Cc: Bill Almquist <bill.almquist@cityofsalida.com>

Dear Council Members,

I'm writing you today to ask that you extend the moratorium on new STR licenses in Salida and to impose much lower caps on future STR licenses than those that were proposed during the 9/21 City Council Meeting.

Salida already has more than enough STRs to support visitors to our sweet, charming town, and it's in the best interest of our community to not allow more until adequate long term housing solutions are made available for residents. Discussing adding more STRs for primary residences and/or second homes when so many people in our community are facing homelessness or housing insecurity is callous at best.

Our community is already suffering and will continue to suffer if drastic measures aren't taken to protect the real people that live and work in Salida. We don't want to be like Breckenridge or Crested Butte, but that's exactly where we're headed. I, like so many others, will be forced out of Salida because of what's happening with our housing market if you don't intervene to stop more STRs from taking away housing inventory that could be homes for the very real people who make our town so special. Many locals will more than likely never be able to own a home in Salida because of the massive buy out of inventory by second home owners that's already been allowed to occur, so at the very least, our elected officials should do whatever is possible to ensure we have adequate options for long term housing. Again, we're talking about **real people who need homes now** vs. the right to profit on Airbnb.

I am personally impacted by the housing crisis and believe that the right to long term housing must be addressed first and foremost. I was recently forced to move because my landlord wants to turn his rental property into a STR, and I've been displaced from Salida for a month while waiting for a new LTR to open up. My story is a best case scenario because I have friends in another town **3 hours away from Salida** who could temporarily house me. Many other locals who find themselves between homes are not as lucky and are living in their cars, sleeping on friends' couches and camping on S Mountain.

We've already allowed the STR situation to get completely out of hand, so now is the time to course correct. My right to housing should trump the right to cash in on Airbnb. **People over profit – It's that simple.** Allowing STRs to increase by as much as 70% in some areas completely misses the mark on what our community needs right now: real solutions for the real, local people that make Salida a special place.

Thank you,

Lesley Fulton
Salida Resident

P.S. You may recall a similar letter from me a few months back when I was voicing my support for the Upchurch Property being rezoned into the city of Salida. I would like to share that I'm deeply disappointed that what was originally positioned as a win for affordable and attainable housing is actually another overpriced housing development that will not provide homes that the majority of Salida residents can afford. It seems that the development is skirting the Inclusionary Housing requirements by offering the very bare minimum of low income units possible when the people of Salida were led to believe this development would provide many new homes to both low and middle income residents. I urge you to do whatever is possible to ensure that the Upchurch development prices the 6 homes they've promised to offer to Salida residents first at a truly attainable price point that is affordable for middle income residents.



Bill Almquist <bill.almquist@cityofsalida.com>

STR rental caps

marcus klump <mklump2000@yahoo.com>

Tue, Sep 28, 2021 at 7:35 AM

To: bill.almquist@cityofsalida.com, kathryn.dunleavy@cityofsalida.com, kristi.jefferson@cityofsalida.com

I am writing you in response to the planning commission meeting 9/27/21. Specifically their recommendations on STR caps in the five zones.

I am against caps BUT if there are to be caps there should be caps in all zones. If a major concern is artificial valuation of property due to its ability to obtain a STR license, then every zone must have a cap or no caps at all. Otherwise the C2 and Hwy 50 zones valuation will be inflated and the residential and 291 corridor will be devalued. Downtown is where everyone wants to live and Hwy 50 is supposed to be affordable new development. Both of which will not be possible if there are caps in some zones and not others.

I was also surprised that it seemed no one on the planning commission had knowledge that the 291 corridor is zoned C1. The same zoning as Hwy 50. If one spends anytime in that zone it is quickly realized it does not have a neighbor feel as the commission claimed in the meeting. There are many businesses and the traffic is very loud. The many years that I have been here the city has encouraged the 291 corridor to become more commercial in nature. The cap in 291 corridor should have a minimum of 100.

Thanks for your time. I hope this was the proper place to voice my concerns.

Marcus Klump

Sent from my iPad

September 20, 2021

To the Salida City Council Members:

We are writing you to provide our thoughts with regards to the proposed new ordinance regarding short-term rentals (STRs) in Salida.

We absolutely love the City of Salida. We have been visiting for years and enjoy our time there, no matter the season. During our visits we have stayed in all sorts of places including the Creekside Chalets, the Salida Hostel and in various STRs. We especially love staying closer to downtown so we can visit some of our favorite places such as Amicas Pizza and the Little Red Hen Bakery.

While we love the area, our home is in Denver. Our jobs are there, as is the life we have built over several years. We are not at a point in our lives where permanently moving from Denver is a practical option. Like most Denver residents we have a love of the mountain towns and like to visit as often as possible. Salida is both far enough away to provide the respite we often seek and close enough where we can make it a quick, hassle-free trip if we want to.

We are at a point in our lives where we can afford to have that regular vacation spot and enjoy life away from the city as often as we can. So, earlier this year we decided since we love Salida so much, we should look for a place we can purchase so we can come more often and stay "rent free". With the help of a local Realtor (Adriana De Anda of Pinon Real Estate Group), we were introduced to the new Two Rivers neighborhood along Route 50. Even though construction had barely begun, we reviewed the plans and decided to put a contract down on one of the studio condos being built in the commercial buildings in this neighborhood. We have established our financing through a local mortgage lender (Matt Wierzbinski of PeakView Mortgage) and even have been in discussion with the folks at Su Casa with regards to furnishing the place.

We put the contract on the condo with the intent to have it be a STR based on the current ordinance for commercially zoned real-estate in Salida. Having the place as a STR provides several benefits to us personally as it will (a) help offset the cost of the property and (b) enable us to grow our financial portfolio. Having the place as a STR provides many benefits to the City of Salida and Chaffee County as well. For example, if the condo is consistently in use, there is less chance of vandalism or crime happening in and around a vacant property. It would also be beneficial to the City and County as there would be upwards of 20 days a month that someone could be renting the property and be spending money in Salida (restaurants, recreation, etc.), outside of the 5-7 days a month we would be using it. We would also be investing in a local property management business (Terry Deveney of Pinon Vacation Rentals) to take care of the condo between rentals for us as we live too far away to do that ourselves.

When we looked at the material for the Two Rivers community, we liked that it was a planned development community being built as mixed-use (both commercial and residential). The property we have contracted is a 600 square foot studio condo. It is purposely built for STR use. It is the perfect size for couples or a small family to use for days or a week at a time to take a break from their daily routine. Being that it is a studio, where one room contains the sleeping, living, and cooking areas, it is not practical for long-term occupation. Limiting the ability to have these types of properties listed as a STR would not change its original function per the plans for the community.

Limiting STR licenses to Chaffee County residents and putting a cap on the amount of properties than can be a STR seems drastic and has the potential to do more harm than good. Will similar ordinances be considered for other types of business operations in Salida and Chaffee County? Will people from outside of Chaffee County be able to own and operate a gas station, a grocery store, an art gallery, a restaurant, or a recreational business? How many of those types of businesses are owned by people outside of Chaffee County? I'm willing to bet a sizable amount. Additionally, as these properties come up for re-sale over the course of time, limiting the ability to list as a STR to Chaffee County residents and a STR cap is likely to significantly impact their re-sale value and make it a less attractive investment for the next buyers of the property, especially in commercially zoned areas. Again, these communities were purpose built for this.

Furthermore, if one of the underlying problems that is attempted to be addressed by the proposed ordinance changes is affordable housing, pricing a 600 square foot studio condo at nearly \$400,000 will not address that challenge. There are other, much more effective ways to address that problem with developers as permits are sought for the new communities they wish to develop.

As I hope you can see, we are not some faceless corporation. We are a couple that loves Salida, who wants to invest in a home in Salida, who wants to share our love of Salida with other guests to the town through short-term rental. We cannot be the only couple in this boat. It would be devastating to us if we had to back out of this opportunity because of the proposed ordinance changes which would prohibit us from listing the condo as a STR, which would benefit everybody.

We would be interested in staying up to date on the proceedings as well as being able to represent ourselves, and other like us during this time. If you have any questions for us or would like to discuss anything in this letter in person, please contact us. Contact information is provided below.

Regards,

Mike and Kristen Day

Mike Cell: 703-728-6010

Kristen Cell: 703-728-8900

Email: vtgrads@hotmail.com



Bill Almquist <bill.almquist@cityofsalida.com>

Proposed changes to STR ordinance

shannon leonard <momhdk@gmail.com>

Fri, Oct 1, 2021 at 12:57 PM

To: "pt.wood@salidaelectd.com" <pt.wood@salidaelectd.com>, "dan.shore@salidaelectd.com" <dan.shore@salidaelectd.com>, "jane.templeton@salidaelectd.com" <jane.templeton@salidaelectd.com>, "Justin.critelli@salidaelectd.com" <Justin.critelli@salidaelectd.com>, "mike.pollock@salidaelectd.com" <mike.pollock@salidaelectd.com>, "harald.kasper@salidaelectd.com" <harald.kasper@salidaelectd.com>, "alisa.pappenfort@salidaelectd.com" <alisa.pappenfort@salidaelectd.com>, bill.almquist@cityofsalida.com

To whom it may concern:

I appreciate the time that has been dedicated to reviewing the STR ordinance, and as a Colorado native, I also understand that you all would like to make decisions that both maintain the current community feel and allow Salida to mature.

Although I align with the goals of providing affordable housing for Salida workforce, maintaining the charm of Salida and slowing the price increases in real estate in Salida, I do not agree with some of the proposed options to achieve these goals.

I believe that the city has done an amazing job limiting the number of STR licenses to date and in so doing have achieved much of what has been set out as the goals stated above and I support the cap system because it works.

I do not support some of the other proposed changes to the ordinance: 1) the treatment of all zoning areas as the same, 2) the residency requirements and 3) the transferability of the STR licenses.

Here is the logic behind my opinions: 1) commercial and residential zoning is different and the purchase of properties in each zone is likely based on different considerations (namely commercial properties are used for business purposes as denoted by the zone name) and the value of these properties upon purchase and sale rely on zoning- commercial and residential areas may see a difference in percent increase during the same time period based on supply and demand. 2) regardless of residency, property owners have invested interests in Salida. They may be different, but also the interests of a young family may be different than those of a retired couple or a single person that intends to live in Salida as a short term home on their journey across the country (and many other demographics that have been drawn to Salida). Limiting the STR licenses to those who are Chafee county residents limits the diversity of the property owner in the community and reduces the economic benefit to the town of outside money. 3) If the STR licenses are non-transferable, the commercially zoned properties could become either vacant when out of town owners are not occupying the units (like Aspen during the off season), or the prices will come down, making the downtown area possibly more unkept and less desirable to patronize as a destination.

The provision of affordable housing has always been a challenge, but perhaps the fees incurred from such things as STR licenses or local taxes could be applied directly to programs from affordable housing if they are not being used in such a way already. The economic benefit that STRs provide in Salida should be in some way applied to this issue. The charm of Salida will be maintained by economic support and invested individuals (STRs provide this economic boost and property owners should be invested by virtue of their ownership). The increase in property value is based on the supply and demand (Chafee County already has limited growth potential with protected land etc.) and zoning requirements.

The development and shaping of a community is a huge responsibility. I would only ask that you consider the view points of those who are vested in Salida as you make the best decisions for the growth of this community going forward.

Feel free to reach out if you have any questions.

Sincerely,

Shannon Leonard

303-888-3148

Dear Salida City Council, Mayor and City Staff-

10/1/2021

RE: Short Term Rental ordinance

First, I'd like to say the City and Council is doing a great job regulating vacation rentals in residential zones. These rules have maintained the residential neighborhood feel and character, and in my opinion have been a very good change. However, I think restrictions in commercial zones are a different story and will have unintended consequences if not done thoughtfully. If all of the proposed restrictions are implemented then short-term rentals will likely be the most highly regulated business in Salida. While I do think they need to be regulated, they seem to be a scapegoat right now for the affordable housing issue and thus are being treated unfairly. STRs in commercial zones add huge economic benefit to our community, let's work together to ensure the restrictions do not effectively eliminate STRs and their attached community benefits.

Restrictions I like ... I do like the City's idea of implementing a cap to help regulate the # of STRs. I think if you put a cap on the STR #s then that solves the problem of having too many and would eliminate the need to further restrict where an STR owner lives. I also really like the idea of significantly raising the permit/licensing fee for STRs and funneling those funds to affordable housing. By raising the fee you would also be leveling the playing field with motels and hotels that have to pay commercial property taxes. Why not leverage the success of STRs to help pay for affordable housing? It would be a win-win. Most of the STRs are actually 2nd homes that are rented when the owner is not in town. Why not implement a tax or fee on sales of 2nd homes (I believe Crested Butte is considering this)? Once again, these funds could be directed to affordable housing needs.

Restrictions I don't like ... I am completely against making Chaffee County residents the only ones that can get a STR permit/license. If you impose a cap then it shouldn't matter where one lives. The cap stabilizes the numbers regardless of residency. People that live in Salida and/or Chaffee County don't usually buy properties and use them as vacation rentals. Some do, but most do not. And currently nothing excludes a Chaffee County resident from acquiring a STR permit. The vast majority of STR owners use them as 2nd homes primarily and vacation rentals secondarily -when they are not occupying them. STRs are not always huge money makers, like many would make you believe. When you factor in mortgages, utilities, furnishings, insurance, cleaning fees, and 25%-30% management/booking fees, etc. you do not end up making nearly as much as many are claiming. In most cases the income does even cover one's mortgage & expenses. These are 2nd homes and if they can't be a STR, would not be long term rentals either, because the owners occupy them too. Again, this rule seems unfair...will the City be requiring other businesses to be owned by Salida/Chaffee County residents? If so, would Natural Grocers and Safeway have to leave? Would most of the businesses on Highway 50 be allowed? This particular rule seems like biased and discriminatory treatment.

Lastly, properties that are in C1 and C2 zones are in highly desired areas -downtown and on the river, and these locations will never be affordable rentals or homes for sale. Heavily restricting STRs in this area will not noticeably help affordable housing. In addition, we are talking about properties that are in business zones- located above bars, restaurants, near banks, near grocery stores, auto garages, lumber yards and retail shops. These are business districts and the appropriate place to have vacation rentals. In these commercial districts STRs are economic drivers that support local businesses. The renters' shop and dine at our local businesses, as well as the non- resident owners. The City and County are marketing Salida as a tourist destination and tourism is Salida's biggest industry. If vacation rentals are drastically reduced or eliminated where will all these people stay? The hotels are already full. And who will support our local businesses? Another idea to support affordable housing would be for the City to start allocating marketing dollars towards affordable housing.

Thanks for listening. I really do think the City is on the right track with these regulations. I just don't think they need to throw the kitchen sink at it. Please reconsider implementing the "Chaffee County residents only" rule. I believe this is overboard and punitive. By implementing caps on vacation rentals and significantly increasing fees, it should produce the results you are looking for.

Sincerely,

Susan Dempsey Hughes



Bill Almquist <bill.almquist@cityofsalida.com>

Thoughts on Short-Term Rental Ordinance Proposals

Adriana De Anda <adeanda@pinonrealestate.com>

Mon, Sep 27, 2021 at 4:51 PM

To: Mike Day <vtgrads@hotmail.com>, "pt.wood@salidaelected.com" <pt.wood@salidaelected.com>, "dan.shore@salidaelected.com" <dan.shore@salidaelected.com>, "Justin.critelli@salidaelected.com" <Justin.critelli@salidaelected.com>, "mike.pollock@salidaelected.com" <mike.pollock@salidaelected.com>, "harald.kasper@salidaelected.com" <harald.kasper@salidaelected.com>, "alisa.pappenfort@salidaelected.com" <alisa.pappenfort@salidaelected.com>, "bill.almquist@cityofsalida.com" <bill.almquist@cityofsalida.com>, "kathryn.dunleavy@cityofsalida.com" <kathryn.dunleavy@cityofsalida.com>, "kristi.jefferson@cityofsalida.com" <kristi.jefferson@cityofsalida.com>, "franco.palumbo@cityofsalida.com" <franco.palumbo@cityofsalida.com>, "publiccomment@cityofsalida.com" <publiccomment@cityofsalida.com>

Mike and Kristen;

Thank you for cc'ing me on this.

I would like to add a few additional thoughts:

Adding caps on commercially zoned areas has been widely accepted from a 'boots on the ground' perspective. I believe adding the Chaffee County residency requirement is redundant in its efforts to curb demand. Following the county's lead in just prioritizing Chaffee County residents in the waitlist as opposed to barring non-residents altogether would be an understandable step from where we are currently.

An example I've seen recently that outlines the unintended consequences of restricting to Chaffee County Residents is with a property in the Palace Hotel. Without the ability to use this as a short-term rental, the property has a much higher chance of sitting on the market, vacant, because of a much narrower prospective buyer profile. In this particular case, it creates an environment where the prospective buyer is limited to someone who wants to live in a downtown hotel room in an area which primarily services our tourism.

Many thanks to the staff for their time on this topic and the willingness of our elected officials to be open to consider these comments.

Adriana De Anda, Broker Associate

Pinon Real Estate Group

201 F Street | Salida, Colorado | 719.539.0200 (office)

pinonrealestate.com | adrianamdeanda@gmail.com

719.239.0206 (direct)

2018 - present Realtors of Central Colorado Professional Development Chairperson

2018 - present Realtors of Central Colorado, Board Treasurer

2015 - 2017 Realtors of Central Colorado, Director

1% of Adriana's income is donated to Chaffee County Habitat for Humanity : giving a hand up; transforming lives through education and homeownership. Visit chaffeehabitat.org

From: Mike Day <vtgrads@hotmail.com>

Sent: Monday, September 27, 2021 11:33 AM

To: pt.wood@salidaelected.com <pt.wood@salidaelected.com>; dan.shore@salidaelected.com <dan.shore@salidaelected.com>; dan.shore@salidaelected.com <dan.shore@salidaelected.com>; Justin.critelli@salidaelected.com <Justin.critelli@salidaelected.com>; mike.pollock@salidaelected.com <mike.pollock@salidaelected.com>; harald.kasper@salidaelected.com <harald.kasper@salidaelected.com>; alisa.pappenfort@salidaelected.com <alisa.pappenfort@salidaelected.com>; bill.almquist@cityofsalida.com <bill.almquist@cityofsalida.com>; kathryn.dunleavy@cityofsalida.com <kathryn.dunleavy@cityofsalida.com>; kristi.jefferson@cityofsalida.com <kristi.jefferson@cityofsalida.com>; franco.palumbo@cityofsalida.com <franco.palumbo@cityofsalida.com>

Subject: Thoughts on Short-Term Rental Ordinance Proposals

[Quoted text hidden]



Bill Almquist <bill.almquist@cityofsalida.com>

New home owners in Salida

Catherine Dunham <catherine@csdunham.com>

Mon, Sep 27, 2021 at 3:22 PM

To: bill.almquist@cityofsalida.com

Hello Bill and Planning Committee,

>

> Regarding the current moratorium on issuing short term rental licenses, we understand that the city is currently reviewing a proposed ordinance which will limit the licenses issued.

>

> This summer, we purchased 728 Oak Street Unit N, a condo unit in a commercially-zoned area in Salida. Our contract was signed on July 5th and purchase was completed on August 11th.

>

> Our understanding is that since the contract on the property was executed prior to July 20th, the beginning date of the moratorium, there would be an exception on the proof of Chaffee County residency.

> Could you please verify that due to our purchase timeline we are in fact grandfathered into our ability if we choose to Short term lease and we are an exception to proof of Chaffee County residency.

Thank you,
Clint and Catherine Dunham

>



Bill Almquist <bill.almquist@cityofsalida.com>

Fwd: Short Term License Ordinance

Public Comment <publiccomment@cityofsalida.com>

Mon, Sep 27, 2021 at 4:43 PM

To: Bill Almquist <bill.almquist@cityofsalida.com>

----- Forwarded message -----

From: **Terry Deveney** <tdeveney@pinonrealestate.com>

Date: Mon, Sep 27, 2021 at 3:35 PM

Subject: Short Term License Ordinance

To: publiccomment@cityofsalida.com <publiccomment@cityofsalida.com>, pt.wood@salidaelectd.com <pt.wood@salidaelectd.com>, dan.shore@salidaelectd.com <dan.shore@salidaelectd.com>, jane.templeton@salidaelectd.com <jane.templeton@salidaelectd.com>, Mike Pollock <mike.pollock@salidaelectd.com>, harald.kasper@salidaelectd.com <harald.kasper@salidaelectd.com>, justin.critellia@salidaelectd.com <justin.critellia@salidaelectd.com>, alisa.pappenfort@salidaelectd.com <alisa.pappenfort@salidaelectd.com>

Dear Council Members,

In regards to the proposed changes to STR License-

- Limiting the number of license granted MAY have an impact on real estate pricing- however, pricing would have to be reduced significantly to be considered "affordable." I don't foresee current market values dropping that significantly anytime in the near future.
- Second homeowners purchased properties for personal enjoyment- short term renting off-sets cost, but is not necessary. These homeowners will not rent long term, as they want to enjoy their homes thru the year. Therefore these homes will sit vacant- this will negatively impact the sales tax, revenue for restaurants, art galleries, bike shops, etc., generated by vacation rental guest
- If these homeowners do consider renting long term it will not be affordable-
- I own a vacation rental management company and employee approximately 20 people. These restrictions could jeopardize the livelihood of many of my employees, who live and work in Chaffee County.

My support and suggestions:

- Allow Chaffee County residents to have priority in obtaining a STR license- not restricting the license to county residents only.
- Allowing the proposed cap in the commercially zoned areas.
- Tax STR's at the same rate as hotels.
- Allow only one entity to hold a license

Thank you for your consideration-

Best,

Terry Deveney, GRI

Owner/Manager Pinon Vacation Rentals

9/27/21, 4:45 PM

City of Salida Mail - Fwd: Short Term License Ordinance

Associate Broker, Pinon Real Estate Group

719-293-3333

Sent from [Mail](#) for Windows 10



339 E Highway 50, Suite 103
Salida, CO 81201
(719) 239-2018
www.chaffeecountyedc.com
info@chaffeecountyedc.com

August 11, 2021

Salida City Council
448 E. First Street, Suite 112
Salida, CO 81201

RE: Impact to Jobs, Investment From Limiting Short-Term Rentals (STRs) in Commercial Zones

Dear Councilmembers:

The staff, board, and membership of the Chaffee County Economic Development Corporation appreciates the urgency of the affordable housing shortage in the City of Salida and commends your historical and current commitment to finding meaningful solutions. However, we do not view the limiting of short-term rentals (STR's) in commercial zones to be an optimal solution.

As you develop your long-term course of action on this issue, we request that you create opportunities to hear directly from those business leaders who are negatively impacted by the unintended consequences of the recent moratorium on this issue.

Of particular note:

- Construction and development are long-term processes and related capital investment and job creation depends on stable, predictable public policy. The recent moratorium on this issue, while well intentioned, represents a significant mid-stream change to previously agreed upon policy created through robust public input.
- This change creates unintended negative consequences jeopardizing tens of millions of dollars of investment already secured and countless jobs yet to be created in the creation of new mixed-use development in commercial zones.



- Mixed-use projects in commercial zones create desirable, safe, activated spaces 24 hours a day, in zones the Planning Commission has previously identified through public input as well suited for this type of development.
- These projects often donate land to the City's affordable housing partners and all meet the affordable housing requirements mandated by the City.
- While some residential units in these zones will be short-term rentals in the near term, they provide valuable housing options for workers in numerous construction and building trades in the near term, and may well become long-term rentals in the future as market preferences change.

In order to better understand these concerns, the Chaffee County EDC requests that negatively impacted businesses be allowed an opportunity to contribute to a public conversation to guide future policy on STRs in commercial zones.

Sincerely,

A handwritten signature in black ink, reading "Jake Rishavy". The signature is fluid and cursive, with the first name "Jake" and last name "Rishavy" clearly legible.

Jake Rishavy
Executive Director
Chaffee County Economic Development Corporation



Bill Almquist <bill.almquist@cityofsalida.com>

STR Discussions**bgray@chaffeeconomy.org** <bgray@chaffeeconomy.org>

To: Drew Nelson <drew.nelson@cityofsalida.com>

Cc: Bill Almquist <bill.almquist@cityofsalida.com>

Wed, Sep 1, 2021 at 10:01 AM

Greetings Drew and Bill,

I wanted to touch base with you regarding the Council's discussions regarding short term rentals. I will attend the next few meetings about this topic, and I would like opportunity to speak on the subject. Please let me know if you'd prefer I do this during "citizen comment" or some other fashion.

I'm sharing with you the attached word doc, which summarizes some Salida-specific responses to a recent survey conducted by the Community Engagement committee on the Chaffee housing Authority. The quotes pulled out are particularly poignant to the STR discussion.

In response to the staff recommendations made August 16th, I encourage you to consider the needs of local workforce residents as you navigate this discussion. One approach I will advocate for is to be sure there are *at least* as many permanently affordable long term housing units as there are short term rentals in the four districts/zones being evaluated. One approach could be that in each of these zones/districts there is an inclusionary policy that allows the following unit mix:

- 1/3 Permanently affordable housing units
- 1/3 Short term rentals
- 1/3 market rate housing units

This would at least demonstrate that workforce housing takes the same priority as the tourism and development communities.

Please let me know how and when you would prefer I communicate this recommendation to your Council members.

With great appreciation,

Becky Gray

Director of Housing

Chaffee County, Colorado

719-239-1398

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This message has been scanned for viruses and dangerous content by **MailScanner**, and is believed to be clean.

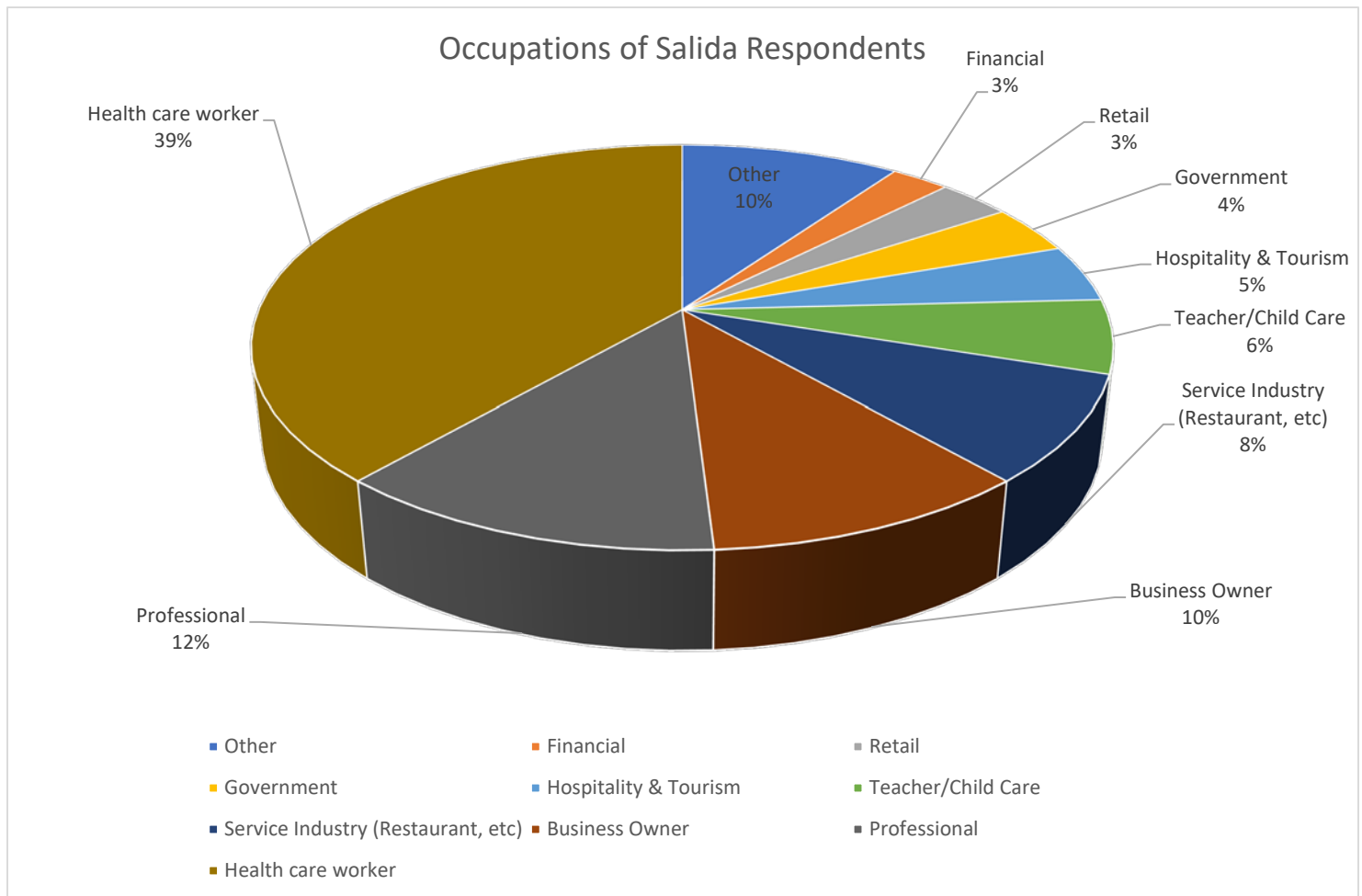
**Chaffee Housing Authority Survey Salida specific August 2021.docx**

33K

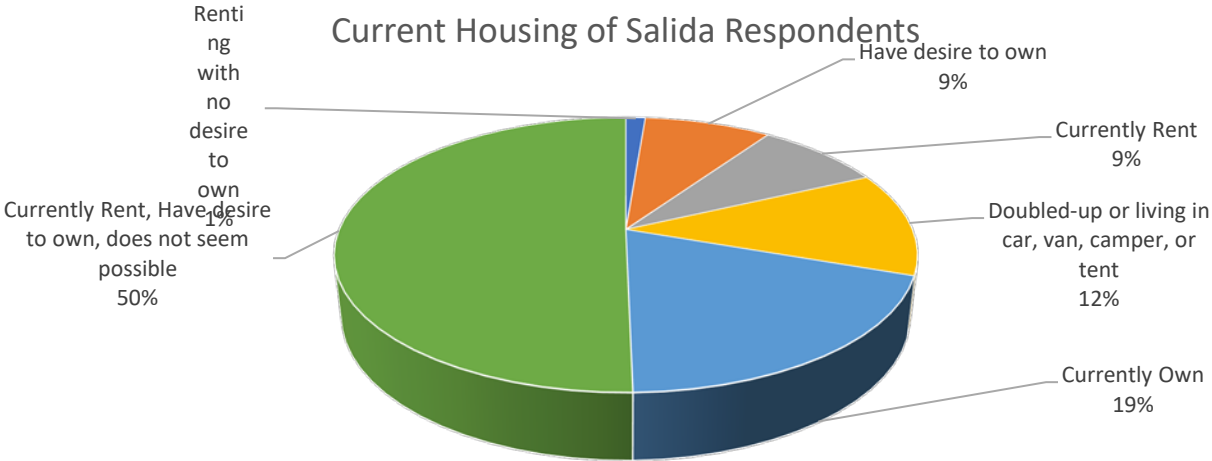
Chaffee Housing Authority – Housing Survey, conducted August 2021

286 total responses as of 9/1/2021

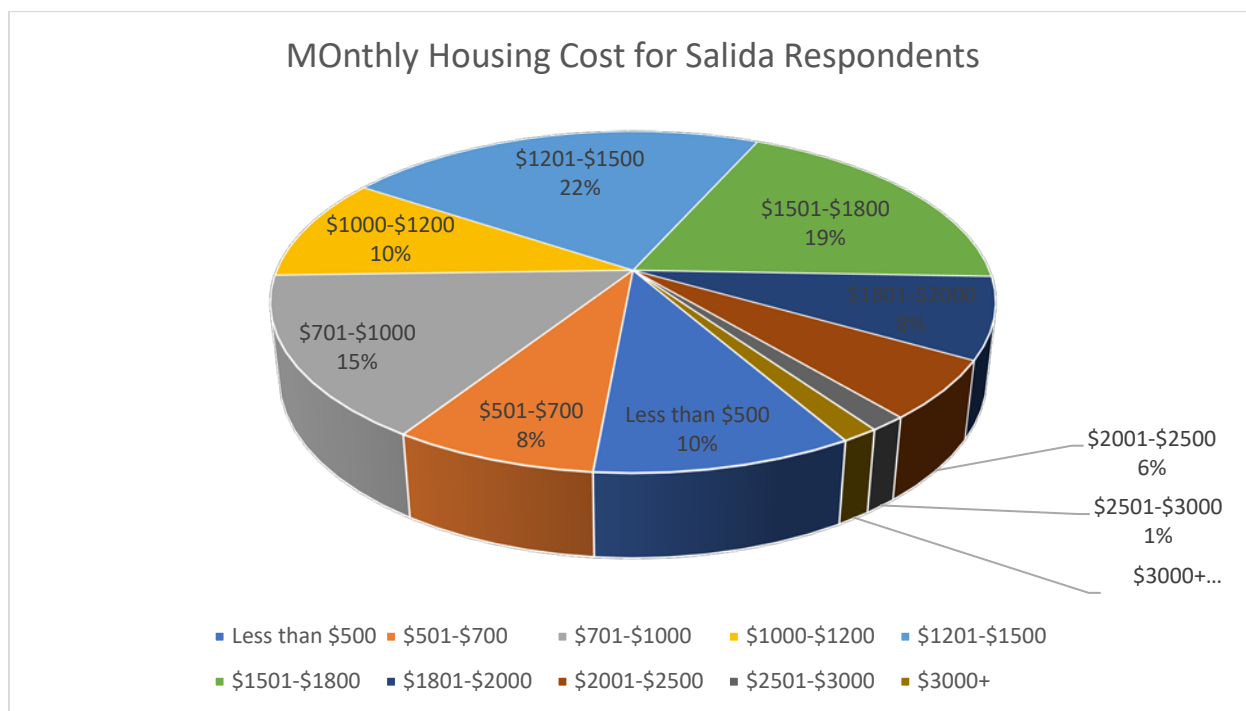
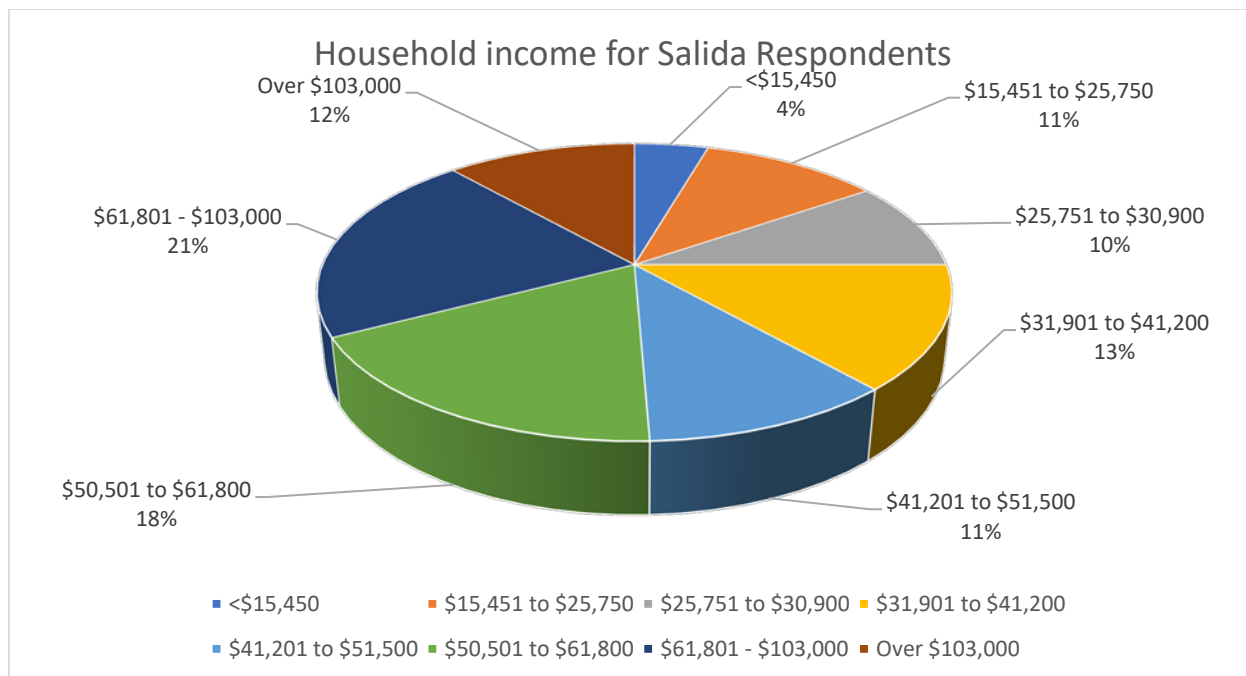
158 reported their primary residence to be in Salida



Current Housing of Salida Respondents



- Renting with no desire to own
- Have desire to own
- Currently Rent
- Doubled-up or living in car, van, camper, or tent
- Currently Own
- Currently Rent, Have desire to own, does not seem possible



“I’m currently work three jobs and going to school while living in my car. It’s difficult to find a room or an apartment out here. I’ve tried for a year and eventually will move on in 2022, but I hope in the future there are more housing options for potential people who move out here.”

"We need more long term rentals. The city must understand this and not be afraid to push for it. It's more about the humans that have lived here forever and Salida's workforce. It's heartbreaking that businesses are closed because of lack of help. And native families that have a bad run, that cannot afford to get back in their feet here because there are NO options!! And people that state "affordable housing", must ask affordable for whom?"

"I am sorry but the city has ruined this town with letting so many air bnb come into Chaffee county's. City council needs to do something about this now that they let this happen."

"I would love to buy instead of rent. It is impossible to find something affordable and not enough inventory. Too many short term rentals pushing prices out of reach."

"It would be helpful if there were more regulations around Air BNB's, as it is impossible to find a fairly priced home for sale, and the number of Air BNB's make renting very difficult. It does not support individuals who work in and support the actual community. It makes me not want to live here or invest in the community any longer."

"More long term rentals for locals working in Salida. Pet friendly a must."

"I've struggled to find long-term rentals or even something affordable to buy ; because it boils down to who you know whether you get a discounted rental rate and how long your lease is going to be. I've been trying to buy for over a year now; I've given up on that thinking..... I'd believed this community and County was a champion for their citizens.... when in fact they're more concerned about the tourism dollars."

"I observe that it is the lack of regulation of vacation rentals that is killing our local access to housing--it also drives prices up both for rentals and home purchases, as well as outside commodification interests of our beautiful area."

"Progressive, aggressive housing reform that prioritizes the people that work and live here.. those of us that bring value to this place have no voice. Vacation home and second home moratorium, much higher fees, use to income to build or buy back housing appropriate for Chaffee (not apartments, this isn't Denver)."

"There needs to be less vacation rentals/second homes from people who don't live here. We are open to buying but prices are skyrocketing because people from out of county/state/country are buying them all up as rentals and charging ridiculous rental prices. There should be a higher property tax or something on those people buying houses that don't use them as a primary residence."

"Stop letting second homeowners gobble up all of the inventory for Airbnb!!! We have nowhere to live as locals!!!!!!!"



Bill Almquist <bill.almquist@cityofsalida.com>

Fwd: Attention: Planning Commission

Public Comment <publiccomment@cityofsalida.com>
To: Bill Almquist <bill.almquist@cityofsalida.com>

Tue, Sep 7, 2021 at 1:07 PM

Bill,
Just wanted you to see this. She'd like it forwarded to the Planning Commission.

Erin

----- Forwarded message -----

From: **Jessica Wierzbinski** <wierzbinski@msn.com>
Date: Mon, Sep 6, 2021 at 9:37 PM
Subject: Attention: Planning Commission
To: publiccomment@cityofsalida.com <publiccomment@cityofsalida.com>

If I am sending this to the wrong address, please advise as to how I can get it before the planning commission in advance of their discussion of this topic.

This is the letter I'm sending to city council persons, and so I would like to get it before the eyes of the planning commission as well....

Dear City Council member,

Regarding the current moratorium on short term rentals, especially as it applies to historic downtown Salida, I applaud the city for being proactive in protecting long-term housing and preserving the community feel of Salida. However, I question the timing of this moratorium (summer being high season for real estate sales), and certainly the proposed length of it. Many people are left in limbo while the city's decision is pending, and I would ask the council to consider a measure to alleviate that pressure on homeowners and home buyers.

I currently own a condo on C and Sackett Avenue that was my family's primary dwelling until we recently outgrew it. I am trying to sell it in order to buy our "forever home." There is a contract on my condo, and I am under contract on the dream home I'd like to buy. Unfortunately, both of those sales are suspended indefinitely, pending city council's decision on short term rentals.

My condo has been under contract since before the moratorium began, but when the moratorium was announced, the buyers decided they could not proceed with the purchase unless they are able to live in the condo part time and use it as a vacation rental for portions of the year, to help cover their mortgage. Sympathizing with the uncertain situation they've been put in, I agreed to extended the contract for sale to allow time for the city to make their decision. But this puts me in a precarious position to say the least. I risk losing the contract on both homes!

I have a license for short term rentals for the condo, so if that license can be transferred to the new owners, then both of these home sales can go through this fall. And I am not the only STR license holder in the same or a similar position. I know of several buyers and sellers whose investments are tied up right now, pending the city's decision on this. I would urge you to move quickly to allow at least those of us who are under contract to have transferrable licenses, or for the buyers who are currently under contract on commercially zoned properties to be allowed to procure their own license immediately if they choose to, even if the moratorium needs to remain in effect while you hammer out the details of the new licensing restrictions.

Again, I applaud the city for recognizing the local housing crisis and acting on it. I agree there should be a cap on the number of STR licenses available in commercially zoned downtown Salida. Furthermore, allowing licenses in commercial zones to be transferrable to new owners makes complete sense: it would not increase the number of STRs downtown but would simply allow existing businesses to continue to operate as such, unimpeded. It would allow people like me to be able to sell the business they've worked for years to establish; whereas if that possibility is suddenly taken away, my investment crumbles. Honestly, I feel like the city has pulled the rug out from under me here. If my condo becomes suddenly ineligible for an STR license, its value and salability drops considerably.

If I may be so bold as to make recommendations to council on how to protect our downtown and long-term housing without jeopardizing people's investments, I would make the following concrete suggestions, humbly offered for your consideration:

- Limit STR's in downtown commercial zones to somewhere just a little above the saturation level we're now at (because it feels like a pretty good mix of long- and short-term housing downtown right now, such that a small increase in STRs can be sustained without unduly threatening the balance; whereas, dropping the axe on them entirely and unexpectedly feels rather draconian and will certainly cause backlash)
- Allow existing STR licenses in commercial zones to be transferrable to new buyer, upon formal request from said buyers, and requiring a transfer fee to cover administrative costs.
- Require STR owners to pay lodging taxes as they are currently structured, \$3.66 per night rented.
- Remove the cap on the number of nights per year an STR may be rented (since STR's are being compared to hotels and motels, they should be able to rent them out just as frequently as those businesses)
- In both residential and commercial zones, remove any limitations on permanent residents wishing to rent out a portion of their home, or wishing to rent out their entire home for less than 1/3 of the year. (This is how permanent residents can make their personal housing truly affordable for themselves—by renting their homes out while they travel, or renting a room out now and then. This is an affordable housing tool that should not be denied to local homeowners.) Such permanent residents should still be required to hold an STR license from the city and to pay the per-night lodging tax, but their license should not count toward any caps that are put into place.
- Limit the number of STR licenses any given entity can hold for a residence that is not their primary residence to just 1.
- Require all STRs (and hotels and motels) to provide curbside recycling service to their guests. (I realize this last point is rather tangential, but it really should be in place in a town that is such a vacation destination. If you need someone "in the STR industry" to spearhead this as a separate initiative, I'm happy to take that one, and I will likely tackle it once this moratorium/licensing question is resolved. Your direction in that endeavor is most welcome.)

Thanks for your time and attention, and for the hard work you're putting into shaping this important civic policy for our burgeoning town!

Best,

Jess

Jessica

Stay In Salida
719-207-1335
Stayinsalida.com





Bill Almquist <bill.almquist@cityofsalida.com>

Short Term Rentals

Keith Kolar <kckolar@sbcglobal.net>
To: bill.almquist@cityofsalida.com

Sun, Sep 19, 2021 at 3:21 PM

Bill,

I am writing in regards to the short term rental moratorium in downtown Salida; noted in the Standard.

As I recall from the last big recession, Salida welcomed local and outside investment into its downtown. These investments would seem to have had an overall positive impact.

I am not in favor of restricting current or under development STR properties that bring visitor spending to the city.

I wouldn't disagree Salida needs to have more affordable housing for its workers vs more STRs for visitors.

That said, is there any consideration for a special economic development zone that would draw investors in to build affordable apartments?

Best regards
Keith Kolar
(M) 1 630 240 5640



Public Comment <publiccomment@cityofsalida.com>

Short Term Rental Public Comment

Shawn Allison <Shawn@thinairendurance.com>

Fri, Aug 13, 2021 at 1:03 PM

To: "publiccomment@cityofsalida.com" <publiccomment@cityofsalida.com>

I am very concerned about the moratorium on short term rental STR as it relates to applications in the commercial zone of Salida. The commercial zone by definition, is the ability to utilize property rights for commercial applications. These uses include a business and home base business or the ability to offer lodging services. Salida lacks downtown lodging options which contributed greatly to sales tax revenue. This participation in funding the potential for long term housing projects for our locals. Short term renters have a tremendous effect in the participation in our local economy. I understand the need for more affordable long term rental options. It should be a top priority to address many different solutions to the housing shortage.

By placing a moratorium on the commercial zone, you limit property rights of owners. These owners are not going to magically provide affordable housing, instead these homes will sit empty providing no value to the community.

Increase application fees, hire more resources, put more tax burden on the STR to help provide solutions that will help the long-term shortage of much needed resources to keep our citizens in the community.

Regards,

Shawn Allison

431 E 1st Street

Salida, CO 81201

303-521-5161

Clerk of Court/Deputy Clerk
Published in The Mountain Mail September
10, 14 and 17, 2021

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS BEFORE
THE CITY OF SALIDA PLANNING**

THE CITY OF
COMMISSION AND SALIDA CITY
COUNCIL CONCERNING PROPOSED
AMENDMENTS TO CHAPTER 6
BUSINESS LICENSES AND REGULATIONS
AND CHAPTER 16 LAND USE AND
DEVELOPMENT OF THE SALIDA
MUNICIPAL CODE REGARDING SHORT-
TERM RENTAL (STR) UNITS
TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS: PLEASE TAKE
NOTICE that two public hearings will be
held to consider amendments to Chapter 6,
Article VI and Chapter 16, Article IV of the
Salida Municipal Code regarding short-term
rental units and licensing.

Monday, September 27, 2021
 The public hearing will be conducted by the Planning Commission at the City Clerk's Office, 448 East First Street, Suite 190, Salida, CO and online at: <https://register.gotowebinar.com/j/1/9090323422206832774>. The Planning Commission will consider Salida's amendments and make recommendations to the City Council for the hearing listed below.

Tuesday, October 5, 2021—at or about the hour of 6:00 p.m., a second reading and public hearing will be conducted by the Salida City Council at City Council Chambers, 448 East First Street, Suite 190, Salida, CO and online at the following link: <https://attendee.gotowebinar.com/register/638299326441204366>. The proposed changes regard potential caps on the number of licenses districts in currently uncapped zone in areas, residency requirements, and other code clarifications. Interested persons are encouraged to attend the public hearing online or in person. Further information on the application may be obtained from either the City Clerk's Office or the Community Development Department.

Published in The Mountain Mail September 17, 2021

EQUIPMENT, \$2,500.00. BUREAU VISION, TRUCKS
VALUE 2, \$435.37. BUSINESS OPTIONS, TRUCKS
MEDICAL BILLING, LLC, \$5,235.26. BUSI-
NESS SOLUTIONS, LEASING, \$3,441.15. C &
J AUTOMOTIVE, \$3,015.36. C.C. TREASUR-
ER & PUBLIC TRUSTEE, \$409.23. CAVA
ER, \$50.00. CAPITAL ONE, \$249.77. CAPITAL
ONE TRADE CREDIT, \$195.87. Castelli, DR.
ONE, \$150.00. CDPHE, (ASD-AR, DR.
Devlin, \$670.00. CEBT, \$254,427.07. CENTRAL
COLORADO CONSERVATION DIST.
\$1,000.00. CENTRAL COLORADO TITLE &
ESROW, \$61,300.00. CENTRAL RESTAU-
RANT PRODUCTS, LLC, \$308.66. Century-
Link, \$3,223.69. CENTURYLINK, CQC,
\$4,807.52. CHAFFEE COUNTY DHS,
\$21,228.48. CHAFFEE COUNTY FIRE PRO-
TECTION DIST., \$4,010.50. CHAFFEE
COUNTY HOUSING DEPARTMENT,
\$139,110.00. CHAFFEE COUNTY TREASURER,
\$759.77. CHAFFEE COUNTY PRINTING CENTER,
\$474,361.14. CHAFFEE TIRE & WHEEL, \$357.00,
\$669.48. CHAFFEE TIRE & WHEEL, \$357.00,
CHAMBER OF COMMERCE HEART OF THE
ROCKIES, \$5,000.00. CHAPTER COMMUNI-
CATIONS, \$14,498. CITY OF SALIDA,
\$32,534.87. CITY SERVICE WALCON,
\$534.87. COLLEGIATE COMMONS
APARTMENTS, \$450.00. COLLEGIATE
PEAKS BANK, \$1,646.04. COLO. DEPT OF
HUMAN SERVICE, \$2,280.00. COLO. DEPT
OF REVENUE, \$1,984.91. COLONIAL LIFE &
ACCIDENT, \$948.50. COLORADO ASSOCIA-
TION OF TAX APPRAISERS, \$85.00. COLO-
RADO CENTRAL TELECOM, \$2,002.92.
RADO, \$128.80. COMPRESSED GASES,
\$128.80. COLORADO STANDARD, LLC,
\$8,750.00. COLORADO STATE UNIVERSITY,
\$2,572.50. COLORADO WEED MANAGE-
MENT ASSO., \$493.50. COMMUNICATION
SOLUTIONS, \$492.87. COPELAN, JOSHUA,
\$319.52. COPPER, DEE DEE, \$40.00. COR-
VINUS GROUP LLC, \$795.37. COPS PORTA-
BLES, \$120.00. CRAFTBEE GROUP, INC.,
\$40.00. CRAWFORD AUTO PARTS, \$480.15,
CREST COUNSELLING SERVICES, \$128.00,
CURIGUS, MARCO, \$150.00. CURTIS, DAVID,
\$5,333.33. DE VOI, DANE, \$105.00. DEPT
OF LABOR, BOILER INSPECTION, \$180.00,
DESIGN CONCEPTS CIA, INC., \$7,413.75,
DISTRICT ATTORNEY OFFICE, \$121,998.24,
DOUMAS, THOMAS, \$100.00. DUNN, SU-
SANTH, \$35.00. DWYER, ANNE, \$113.27. EL
PASO COUNTY CORONER, \$4,500.00.
ELECTION CENTER, \$509.00. ELITE
BRANDS OF COLORADO, \$170.00. EMER-
ALD CARPET CARE, \$1,238.00. ESO SOLU-
TIONS, INC., \$111.00. EXTENSION ACTIVITY
FUND, \$29.20. FAIRBANKS SCALES, INC.,
\$2,230.00. FAMILY FRIENDLY COURT,
\$154.00. FAMILY SUPPORT REGISTRY,
SIGNALS & GRAPHICS, \$80.00. PSYCHOLOGI-
CAL DIMENSIONS, \$50.00. PUEBLO BANK
& TRUST, \$415.01. QUITPOD, \$427.72. QUILL
CORPORATION, \$974.99. RAUSCHKE,
PAUL, \$150.00. READY COMM, \$839.15,
REED, YARA, \$1,126.00. RICE, REBECCA,
\$150.00. RIVER RUNNERS, \$40.00. RIVER-
SIDE TROPHIES, \$59.96. ROBERTS, RICK,
\$19.96. ROSHAMBO, LLC, \$300.00. ROW-
ELL, ANGEL, \$2,156.45. SAFETY KLEEN
SYSTEMS, INC., \$304.35. SAGE GENERAL
TION, \$224.63. SALIDA ACE HARDWARE,
\$5,244.51. SALIDA AUTO & DIESEL REPAIR,
\$213.25. SALIDA AUTO PARTS, \$2,369.51,
SALIDA AUTO SALES, \$1,293.80. SALIDA
FIRE EXTINGUISHER, LLC, \$44.00. SALIDA
HOSPITAL DISTRICT, \$2,107.42. SALIDA
TECH, INC., \$1,323.73. SANORI PASTEUR,
TO ELECT, \$12,310.00. SANGRE DE CRIS-
TE, \$483.74. SARAH F. WHITTINGTON PC,
\$8,054.00. SCANGA WENT CO., \$315.44,
\$8,054.00. SCANGA WENT CO., \$315.44,
SCOTT, JOEL, \$40.00. SEAN'S LAWN/CARE
\$1,200.00. SELLARS, PROJECT SPACE,
\$91,800.00. SHAMROCK FOODS COMPA-
NY, \$2,674.78. SHEHANE, JUDITH, \$300.00,
SHIP N THINGS, \$49.60. SKYLINE STEEL,
\$19,837.60. SLOW MONEY INSTITUTE,
\$1,000.00. SORUM TRACTOR COMPANY,
\$401.17. SOULCRAFT BREWING, \$165.00,
SOULIED OUT T-SHIRTS, \$370.00. SOUTH
ERN COLORADO MORTUARY TRANSORT
LLC, \$865.00. SOUTHWEST CENTENNIAL
CORPORATION, \$920.00. SSCOR INC.,
\$132.27. STANDARD INSURANCE COMPA-
NY, \$3,161.64. STECK INSIGHTS WEB DE-
SIGN, \$75.00. SYSCO DENVER, \$6,390.93,
TBK Bank, \$41.67. TELEFLEX, LLC
\$2,215.50. THE ALLIANCE, SART, \$550.00,
THE ARTWORKS, \$15,374.00. THOMAS RE-
UTERS - WEST, \$212.66. TOLIN MECHANICAL
TORSPOITS, \$272.89. TOLIN MECHANICAL
SYSTEMS, \$1,696.00. TOTAL OFFICE SOLU-
TIONS, INC, \$315.29. TOWN & COUNTRY SALI-
DA, INC, \$8,175.51. TOWN OF BUENA VIS-
TA, \$120.72. TOWN OF PONCHA SPRINGS,
\$243.65. TRACTOR SUPPLY CREDIT PLAN,
\$535.92. TRANSMIST TRUCK TRAILER RV,
\$217.94. TRILITUM, HOLDCO, LLC,
\$29,256.97. TRIPLETT, ASHLEY, \$79.44,
TRYG GROUP LLC, \$23,761.56. TURN KEY
HEALTH CLINICS, LLC, \$30,936.67. U.S.
BANK, \$73,795.18. UJACOC, \$290,000.00,
UPPER ARK VALLEY FOP #43, \$1,680.00,
UPPER ARKANSAS CONSERVATION DIS-
TRICT, \$381.25. URBONAS, WAYNE, \$39.25,
VALLEJOVA, ROBERT A., \$300.00. VAX
CARE, \$533.93. VELTRI, JOSEPH, \$107.78,
VENES, REBECCA, \$60.00. VERIZON WIRE-
LESS, \$5,082.85. VISTA WORKS, \$138.25,
WAGNER EQUIPMENT CO, \$228.19. WART

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125 E. Second Street | them