

**City of WOODLAND PARK, COLORADO**  
**ORDINANCE NO. 1426**  
**(SERIES 2022)**

**AN ORDINANCE OF THE City of WOODLAND PARK, COLORADO IMPOSING A  
TEMPORARY MORATORIUM ON THE SUBMISSION, ACCEPTANCE,  
PROCESSING, AND APPROVAL OF APPLICATIONS FOR A SHORT-TERM  
RENTAL LICENSES**

**WHEREAS**, the City of Woodland Park, 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 possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety, and welfare; 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 within Title 6, concerning business licenses and regulations, and Title 18, concerning the zoning, of the Woodland Park Municipal Code (“Code”); and

**WHEREAS**, the city is experiencing a shortage of available housing stock for its local workforce and professional infrastructure within its small jurisdiction with limited resources; and

**WHEREAS**, the City is currently engaging in a review of City policy regarding the 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, and other regulatory measures; and

**WHEREAS**, the City finds and determines that imposing a three (3) month temporary moratorium on receiving applications for review and issuing or approving short-term rental licenses is necessary to preserve the status quo while the City Council completes its review of the City’s regulatory framework for short-term rentals and its impact on housing and that preserving the status quo will promote the public health, safety and welfare by allowing a deliberate and well-reasoned decision making process; and

**WHEREAS**, the City finds that the impact of a temporary moratorium on short-term rental license applications will not unduly prejudice the interests of the owners of housing units because properties suitable for short-term rental uses are equally suitable for residential uses, either owner-occupied or through the long term rental market; and

**WHEREAS**, the City has determined that the imposition of a three (3) month moratorium on the submission, acceptance, processing, and approval of all applications for short-term rentals will permit City staff and the City Council to collectively develop and implement consistent regulations concerning short-term rentals; and

**WHEREAS**, a three (3) month temporary moratorium is a reasonable length of time and no longer than necessary for the City to properly review, research, develop, adopt and implement any applicable recommendations, amendments, and regulations regarding housing, availability, and short-term rentals; and

**WHEREAS**, the City also finds and determines that the subject regulations concerning short-term rentals are necessary to the immediate preservation of the public health, safety, and welfare and that this ordinance should therefore become effective upon adoption, as authorized by C.R.S. § 31-16-105.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL. FOR THE CITY OF WOODLAND PARK, COLORADO as follows:**

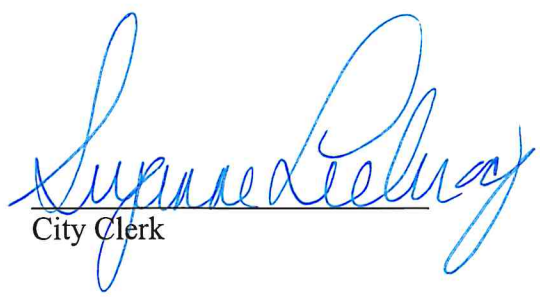
**Section 1.** The foregoing recitals are incorporated herein as conclusions, facts, determinations, and findings by the Woodland Park City Council.

**Section 2.** Imposition of Temporary Moratorium. Effective immediately, upon the effective date of this Ordinance, a moratorium is imposed upon the submission, acceptance, processing, and approval of all applications for short-term rental licenses within the City of Woodland Park. No application for a short-term rental license shall be submitted to or accepted by the City, and no such application shall be reviewed, or license issued or approved in response to such an application. City Staff and the City Council are directed to develop and amend regulations appropriate to short-term rentals prior to the expiration of this moratorium period.

**Section 3.** Effective Date; Expiration. The moratorium imposed by this Ordinance shall commence as of the effective date of this Ordinance, July 01, 2022, and shall expire three (3) months thereafter, unless repealed prior to that date, or extended to a later date.

**Section 4.** Should any one or more sections or provisions of this Ordinance or of the Code provisions enacted hereby be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or of such Code provision, the intention being that the various sections and provisions are severable.

**INTRODUCED, READ AND PASSED, ADOPTED, AND ORDERED PUBLISHED IN FULL** in a newspaper of general circulation in the City of Woodland Park by the City Council on this 1<sup>st</sup> day of July 2022.

  
City Clerk

  
Mayor Pro-Tem