

ORDINANCE

**AN EMERGENCY ORDINANCE OF THE CITY OF MANITOU SPRINGS, COLORADO, CONTINUING THE MORATORIUM ON THE ISSUANCE OF CONDITIONAL USE PERMITS FOR VACATION RENTALS IN ALL ZONES**

**WHEREAS**, on April 14, 2015, the City Council adopted Ordinance No. 1215 imposing a twelve-month moratorium on on the issuance of conditional use permits for vacation rentals to further study this use and its impact in the context of potential revisions to the City’s Master Plan;

**WHEREAS**, City Planning Department staff and the City’s Planning Commision have been reviewing the matter and it is scheduled for a work session with the City Council for review and input by City Council members;

**WHEREAS**, the City Council has determined that an additional two months is required to fully review the matter and determine the best approach for the City of Manitou Springs, its residents, businesses and visitors;

**WHEREAS**, the current moratorium expires on April 19, 2016, and the City lacks time to adopt a regular ordinance extending the moratorium that will be effective before the expiration of the current moratorium; and

**WHEREAS**, the City Council, therefore, desires to extend the current moratorium via an emergency ordinance to avoid the detrimental impacts that would result from allowing additional vacation rental applications without appropriate governing regulations.

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

**Section 1:** The moratorim imposed in Ordinance No. 1215 shall be extended for an additional two months from the effective date of this Ordinance.

**Section 2:** If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 3:** This Ordinance is necessary for the immediate preservation of the public health and safety, because of the detrimental impacts, including those to the residential character of City neighborhoods, which would result from allowing additional vacation rental applications without appropriate governing regulations that have been fully reviewed by the City Council.

Passed and adopted by City Council this 3rd day of May, 2016.

Approved: /s/ Nicole Nicoletta  
Mayor and City Council

Attest: /s/ Donna Kast  
City Clerk, Donna Kast

Ordinance Published: May 5, 2016 (in full)  
*City's Official Website and City Hall*