City of Louisville
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City Council

March 10, 2026
Packet Addendum # 1

Outlook

Sundance & Short-Term rentals

From Carol Corsell <ccorsell@mac.com>
Date Sun 3/1/2026 1:27 PM
To City Council <Council@louisvilleco.gov>

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Greetings

I'd like Louisville to address short-term rentals for the Sundance event next year.

Boulder has already put something in place to permit short-term rentals during this special block of time.

I know we have many airbnb's/etc in Louisville that aren't necessarily "sanctioned" but I would like some specific info from the council regarding this.

Carol Corsell

Outlook

Idea for Temporary Short-Term Rental Allowance During the Sundance Film Festival

From Idan Weizman <idan@or-tech.co.il>
Date Fri 3/6/2026 11:29 AM
To City Council <Council@louisvilleco.gov>
Cc Christopher Leh <leh@louisvilleco.gov>

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Dear Louisville City Council,

My name is Idan Weizman and I am a Louisville resident.

I am writing to share a suggestion related to the upcoming Sundance Film Festival, which will be held in Boulder for the first time.

As you know, the festival is expected to bring tens of thousands of visitors to the area, while the number of available hotel rooms in Boulder and the surrounding communities is relatively limited. This will likely create significant demand for short-term accommodations throughout East Boulder County.

I understand that Louisville currently restricts short-term rentals to stays of 30 days or longer, and I appreciate the city's efforts to balance neighborhood stability with housing needs. However, I wondered whether the City might consider a temporary pilot program or limited exception allowing short-term rentals during the Sundance festival period only.

A carefully structured, time-limited program could help accommodate visitors while also supporting local restaurants, shops, and other small businesses in Louisville. It would also provide an opportunity for the City to evaluate the impacts of short-term rentals in a very controlled and short-term context.

I imagine many Louisville homeowners would be interested in participating responsibly if such an option were available.

Thank you for your time and for your service to the community.

Best regards,
Idan Weizman
820 W Mahogany Cir
Louisville, CO

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Idan Weizman

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Outlook

Public Comment – Agenda Item 3.B. – Short-Term Rental Policy (Sundance) – Levi Sheppard

From Levi Sheppard <lsheppardco@icloud.com>
Date Tue 3/10/2026 9:37 AM
To City Council <Council@louisvilleco.gov>

1 attachment (630 KB)
Sheppard Louisville STR Letter.pdf;

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Dear Mayor, Council Members, and City Staff,

Please find attached my written public comment regarding Agenda Item 3.B., Short-Term Rental Policy (Sundance), for tonight's City Council meeting.

Thank you for your time and your service to our community.

Respectfully,

Levi Sheppard

March 10, 2026

Mayor and City Council Members
City of Louisville, Colorado
749 Main Street
Louisville, CO 80027

Dear Mayor and Council Members,

My name is Levi Sheppard. I live on the corner of Pine Street and La Farge Avenue, one block from Main Street here in Old Town Louisville. I own three historically designated homes there, including my primary residence, and have operated two of them as short-term rentals for more than five years. I am writing to ask this council to pause enforcement action against long-standing short-term rental operators in our community and instead convene a working group to develop a thoughtful licensing framework, one that serves the city's legitimate interests in accountability and tax revenue while preserving a functioning, community-rooted part of our local economy.

Who I Am in Relation to These Properties

I'm fortunate to own three homes in Old Town Louisville. My primary residence, and the two adjacent properties I operate as short-term rentals, are all historically designated. The city encouraged that designation, and I responded to that invitation. One of those homes, the one I live in today, had a demolition permit on it when I found it. Rather than let it be torn down, I had it physically moved through town to my property, where I built my new home around it. Some members of this council may remember that. It happened in the fall of 2020, in the middle of COVID, and it drew enough of a crowd moving down the street that it became something of a neighborhood parade (pictured below). That house is now historically designated and sits on the corner of Pine and La Farge, one block from Main Street.

I have maintained all three homes to historic standards ever since, at real personal cost, because I believe in what this neighborhood is and what it represents. I raise this not to seek credit, but because I think it is directly relevant to how this council weighs the enforcement action now underway against operators like me.

Community Service Beyond Tourism

When the Marshall Fire tore through the region in December 2021, displaced families did not want to move their children as far away as Castle Rock and beyond. They needed to stay in their community, to keep their kids in their schools and their families in the neighborhood they had always called home. Available housing in the immediate area was nearly nonexistent, and families with the means to secure a rental were finding that their closest options were an hour away.

My properties offered something different: a home, in Louisville, for Louisville families, while they rebuilt. That is something a hotel cannot provide, and it is something a long-

term rental locked into a twelve-month lease cannot provide either. The flexible nature of a short-term rental in a residential neighborhood is a genuine community asset. It is also, I would argue, a form of disaster resilience that this council should think carefully about before dismantling.

The same logic applies to celebrations. The Simon has become one of the most sought-after wedding and event venues in the county in recent years, drawing guests from across the country to Louisville. The families and friends who travel here for those weddings chose this community for a reason. They love our neighborhood. They want to walk from their accommodations to the venue, explore Main Street, discover our shops and restaurants, and experience the neighborhood the way locals experience it. They are not looking for a hotel room in Boulder and they do not need a 30-day lease. They need exactly what my properties offer: a home in the community they have come to celebrate in. Right now, Louisville has no legal way to provide that.

The Economic Reality of Louisville Short-Term Rentals

I know my guests. I welcome them personally. I direct them to Moxie, B.O.B.S. Diner, and Huckleberry. They walk out my front door and end up at Acme Fine Goods and Old Friends, South Street Market, 12 Degree Brewing and Crystal Springs. They show up at the Street Faire in the summer and catch concerts in Community Park. They do not drive through Louisville on their way somewhere else. They are already here, one block from Main Street, and they spend accordingly.

Research suggests that nearly half of what short-term rental guests spend on vacation gets spent within the immediate neighborhood of the property where they stay. One block from Main Street, that money flows directly into the businesses I just named, businesses that depend on foot traffic, particularly in the slower winter months. Short-term rental guests want to walk downtown and spend their money on experiences. They are rarely cooking at home. I will say it plainly: my guests spend more money in this community than my own family does. That is a straightforward economic reality that deserves to be part of this conversation.

Some of those guests don't just visit, they stay permanently. A family from Israel found their way to my door and went on to purchase a home here. Families from Texas and Arizona have used my properties as a base while searching for their forever homes here. My short-term rental properties have been a front door to this city for families who became Louisville residents.

Beyond visitors and relocating families, I also regularly host Louisville and Boulder County residents whose own homes are under renovation. These are neighbors who want to stay in the neighborhood, walk to their usual restaurants, and maintain their routines rather than relocate to a hotel outside the community. My properties serve this community in both directions: bringing visitors in, and keeping residents from having to leave.

A Track Record of Responsible Operation

I have operated these properties responsibly for more than five years. There have been no noise complaints, no neighbor disputes, and no incidents requiring city involvement of any kind. I pay state sales tax on every booking. I am one of more than forty short-term rental operators in Louisville who have been doing the same, operating openly, in properties the city has been aware of, without enforcement action, for in some cases nearly a decade. We are not a handful of bad actors. We are a significant and established part of the community, and we deserve a policy response, not enforcement action.

I also understand the concerns that drive STR restrictions in the first place. Absentee investor-owned properties, noise complaints, homes that function as commercial operations in residential neighborhoods — those are legitimate issues, and I support regulations that prevent them. What I am describing is something different: homes in a walkable neighborhood, owned and operated by residents who live in the community they are renting out.

The Timing of This Decision

I understand this council is already discussing a short-term rental framework in the context of Sundance 2027. I think that is exactly the right instinct. Old Town Louisville, walkable, historic, one block from an active Main Street, is precisely the kind of place Sundance visitors will seek out. Industry observers are already naming Louisville as a top destination for festival attendees who want an authentic neighborhood experience rather than a chain hotel.

But I would ask this council to treat the Sundance ordinance as a foundation rather than a ceiling. The licensing infrastructure you are building for ten days in January — the application process, the safety standards, the tax collection mechanism — is exactly what a responsible year-round framework would require anyway. Let the Sundance program serve as the pilot that informs broader policy, rather than building it narrowly and revisiting it from scratch later. Louisville has something to offer twelve months a year, to Sundance visitors, to wedding guests at The Simon, to relocating families, to neighbors whose homes are under renovation, and to the Main Street businesses that benefit from all of them. Don’t build a small carveout and then wall off our community otherwise. Let’s build a framework this community can actually use.

What I Am Asking For

I want to be clear that I support the types of guardrails staff has outlined in the proposed framework. Life-safety certification, insurance requirements, tax licensing, local contact requirements — these are reasonable standards, and responsible operators benefit from clear rules that ensure accountability and protect neighbors. My objection is not to regulation. It is to enforcement without a regulatory path forward.

I am not asking for a pass on accountability. I am asking for a seat at the table. Specifically, I am asking this council to:

1. Pause enforcement action against long-standing, responsible operators while a policy solution is developed.

2. Convene a working group of STR operators, planning staff, and neighborhood representatives to design a licensing framework that gives the city what it actually wants: accountability, tax revenue, and real tools against bad actors. Because staff is currently drafting an ordinance, this is the ideal moment to include input from residents who have direct experience operating responsibly in this community.

Louisville is a city that prides itself on thoughtful governance, historic character, and community resilience. The properties I operate reflect all three of those values. They are historically designated, community-serving, and economically productive. I am asking this council to bring that same thoughtfulness to this question, because shutting down a functioning, responsible, community-rooted part of our local economy, at exactly the moment the region is preparing for its biggest tourism opportunity in years, would be a decision this city might look back on with regret.

I am happy to meet with planning staff or any council member at your convenience to discuss this further. Thank you for your time and your service to this community.

Respectfully,

Levi Sheppard
Pine Street & La Farge Avenue
Louisville, Colorado
LSheppardCO@icloud.com

Historic home, rescued from a demolition permit, being moved through Old Town Louisville – October 2020.

Outlook

Sundance Film Festival - Short Term Rental Comments

From Gillian Millar <director@louisvillechamber.com>
Date Tue 3/10/2026 12:06 PM
To City Council <Council@louisvilleco.gov>
Cc Downtown Business Association <jenni@singingcookstore.com>

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March 10, 2026

Louisville City Council
City of Louisville
Louisville, Colorado

Dear Mayor and Council Members,

On behalf of the **Downtown Business Association, the Louisville Chamber**, we write to express our support for allowing short term rentals associated with the Sundance Film Festival.

As Louisville works to position itself as a welcoming and competitive host community connected to Sundance operations, it is essential that we align with surrounding municipalities that already allow this type of accommodation. Short term rentals will play an important role in helping Louisville participate fully in the regional opportunity that Sundance represents.

We also note that bringing Sundance to the forefront has opened a broader and important conversation about short term rentals in Louisville more generally. While the immediate need relates to Sundance operations, this discussion highlights an existing challenge in our community, particularly in and around downtown, and there is a clear need to explore additional lodging solutions.

For this reason, we respectfully request that Council approve the short term rental provisions needed to support Sundance so the community can move forward quickly. At the same time, we encourage the City to begin a broader discussion about ongoing short term rental policy in Louisville. This conversation will be important as the community considers how to support visitors, economic vitality, and the evolving needs of our downtown and business districts.

Our organizations would welcome the opportunity to participate in future discussions and provide input as the City evaluates potential approaches.

Thank you for your consideration and for your continued work to support a vibrant and thriving Louisville.

Sincerely,

Gillian Millar

Executive Director
Louisville Chamber of Commerce

On behalf of the Louisville Chamber Board of Directors, Louisville Chamber Advocacy Committee & Downtown Business Association Board of Directors

Gillian Millar
Executive Director
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