

CITY OF STEAMBOAT SPRINGS

ORDINANCE NO. _____

AN ORDINANCE FOR THE PURPOSE OF SUBMITTING TO A VOTE OF THE ELECTORS OF THE CITY OF STEAMBOAT SPRINGS, COLORADO THE QUESTION WHETHER THE CITY SHOULD IMPOSE A TAX ON SHORT-TERM RENTAL ACCOMODATIONS FOR A PERIOD OF TWENTY (20) YEARS AT A RATE OF 9% AND DEDICATE THE PROCEEDS FOR THE PURPOSE OF INCREASING THE STOCK OF AFFORDABLE AND ATTAINABLE HOUSING AT LOCATIONS INCLUDING, BUT NOT LIMITED TO, BROWN RANCH BY PROVIDING INCENTIVES, CONTRIBUTIONS, AND FUNDING INFRASTRUCTURE ASSOCIATED WITH AFFORDABLE AND ATTAINABLE HOUSING, INCLUDING, WITHOUT LIMITATION, ENERGY, STORMWATER, WATER, WASTEWATER, AND MULTI-MODAL TRANSPORTATION; SETTING A HEARING DATE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council hereby finds and determines that short-term rentals have reduced the availability of affordable and attainable housing for the local workforce by removing affordable and attainable housing units from the City of Steamboat Springs and larger Yampa Valley community long term rental pool; and

WHEREAS, the City Council finds that the reduced availability of affordable and attainable housing contributes to a serious labor shortage in the City of Steamboat Springs and the broader Yampa Valley community, which negatively impacts the City's provision of critical governmental services and the provision by private businesses of services to residents of and visitors to Steamboat Springs and thereby is deleterious to the economic health and welfare of the Steamboat Springs community; and

WHEREAS, the City Council hereby finds and determines that short-term rentals are an essential component of the City's visitor economy and lodging infrastructure and are a substantial contributor to the City's sales tax and property tax base; and

WHEREAS, the City Council hereby finds and determines that it is necessary to the public health, safety, and welfare to adopt a comprehensive regulatory plan to reduce the impacts of short-term rental uses, including tax policy, land use policy, and enhanced licensing and enforcement measures; and

WHEREAS, the City Council hereby finds that it is necessary to the public health, safety, and welfare for the City to dedicate public funds to encourage the development of affordable and attainable housing through incentives, contributions, and the development of infrastructure including, without limitation, energy, stormwater, water, wastewater, and multi-modal transportation to support additional housing; and

WHEREAS, the City Council hereby finds and determines that local shortage of affordable and attainable housing increases the share of the local workforce that commutes from neighboring communities and thereby increases demands on regional transit services and that the development of affordable and attainable housing in the City will increase demand on for local transit and transportation services; and

WHEREAS, the City Council finds it necessary to the preservation of the public health, safety, and welfare to refer to the electorate the question whether to impose a tax on short-term rental accommodations, as defined in Chapter 12, Article IX of the Revised Municipal Code, for a period of twenty (20) years at a rate of 9% and to dedicate the resulting revenues to increase the availability of affordable and attainable housing by incentives, contributions, and funding infrastructure associated with additional housing including, without limitation, energy, stormwater, water, wastewater, and multi-modal transportation needs.

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

Section 1

At the regular municipal election on November 8, 2022, there shall be submitted to a vote of the qualified and registered electors of the City the Ballot Issue set forth below, which question shall be similarly stated on the Ballot Label and Notice of Election.

FORM OF BALLOT TITLE AND TEXT

“VOTE YES OR NO ON THE FOLLOWING”

“SHALL CITY OF STEAMBOAT SPRINGS TAXES BE INCREASED BY \$14,309,858 ANNUALLY IN THE FIRST FULL CALENDAR YEAR, AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER, BY IMPOSING A TAX ON SHORT-TERM RENTAL ACCOMMODATIONS AT A RATE OF NINE (9) PERCENT, AND SHALL THE INCREASED REVENUES BE DEDICATED FOR USE TO INCREASE THE STOCK OF AFFORDABLE AND ATTAINABLE HOUSING BY PROVIDING INCENTIVES AND CONTRIBUTIONS TO FACILITATE THE DEVELOPMENT OF AFFORDABLE AND ATTAINABLE HOUSING AT LOCATIONS INCLUDING, BUT NOT LIMITED TO, BROWN RANCH AND TO PROVIDE FUNDING FOR INFRASTRUCTURE ASSOCIATED WITH AFFORDABLE AND ATTAINABLE HOUSING, INCLUDING, WITHOUT LIMITATION, ENERGY, STORMWATER, WATER, WASTEWATER, AND MULTI-MODAL TRANSPORTATION, AND SHALL THE TAX EXPIRE ON DECEMBER 31, 2042 UNLESS THE QUALIFIED AND REGISTERED ELECTORS OF THE CITY AUTHORIZE AN EXTENSION, AND MAY THE CITY ADJUST THE RATE OF TAX FROM TIME TO TIME SO LONG AS IT DOES NOT EXCEED 9%, AND SHALL THE CITY BE AUTHORIZED TO RECEIVE AND SPEND THE PROCEEDS OF SUCH TAX

AS A VOTER APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE LIMITS THAT WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?"

1. Yes _____
2. No _____

Section 2

The qualified and registered electors of the City shall be allowed to vote on the Ballot Issue.

Section 3

The election on the proposed Ballot Issue shall be held as part of a "coordinated election" as such term is defined in the Uniform Election Code of 1992, as amended, by mail ballot or at such polling places within the City as designated by the Clerk and Recorder of Routt County, Colorado.

Section 4

The election on the Ballot Issue shall be conducted by the judges and clerks who shall be designated by the County Clerk and Recorder of Routt County, Colorado.

Section 5

The provisions of registration of electors and for voting by absentee ballot on this Ballot Issue shall be in accordance with the Uniform Election Code of 1992, as currently amended.

Section 6

The votes at said election shall be registered on voting machines or paper ballots and the ballot label shall read similarly to the form of the Ballot Title and Text provided in Section 1 hereof.

Section 7

The election on the Ballot Issue of the proposed tax increase shall be held and conducted, and the votes cast on the Ballot Issue aforesaid shall be returned and canvassed, and the results declared in the same manner as provided by law for the return, canvass and declaration of the officers of the City.

Section 8

The Clerk and Recorder of Routt County, Colorado and the City Clerk of the City are hereby jointly charged with the duty of giving such notice containing such information as is required by law.

Section 9

This ordinance shall take effect five (5) days after publication following final passage.

Section 10

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance.

Section 11

That pursuant to Section 7-11 of the Charter of the City of Steamboat Springs, Colorado, the second publication of this ordinance may be by reference, utilizing the ordinance title.

Section 12

A public hearing on this ordinance shall be held on July 19, 2022, at any time after the meeting is called to order at approximately 5:00 P.M. in the City Council Chambers at Centennial Hall, at the corner of 10th Street and Oak Street, Steamboat Springs, Colorado.

Section 13

Subject to the approval of the voters as provided in this Ordinance, the City Council is authorized to take all actions necessary or appropriate to effectuate this Ordinance, including the title and text approved by the voters.

Section 14

Ordinance No. 2865 is repealed.

INTRODUCED, READ AND ORDERED PUBLISHED, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the __ day of _____, 2022.

Robin Crossan, President

Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC, City Clerk

FINALLY READ, PASSED AND APPROVED this _____ day of _____
_____, 2022.

Robin Crossan, President
Steamboat Springs City Council

ATTEST:

Julie Franklin, CMC, City Clerk