

## **AGENDA ITEM #**

CITY OF STEAMBOAT SPRINGS

REGULAR MEETING NO. 99-06

TUESDAY, March 2, 1999

### **MINUTES**

Mr. Kevin Bennett, City Council President, called Regular Meeting No. 99-06 of the Steamboat Springs City Council to order at 5:07 p.m., Tuesday, March 2, 1999, in the Public Safety Building, Steamboat Springs, Colorado.

City Council members present: Kevin Bennett, Jim Engelken, Ken Brenner, Kathy Connell, Paula Cooper Black, Arianthe' Stettner and Steve Weinland.

City staff members present: Paul W. Hughes, City Manager; Anthony B. Lettunich, City Attorney; Julie Jordan-Struble, City Clerk; Lynette Confer, Records Clerk; Wendy DuBord, Deputy City Manager; Linda Kakela, Director of Intergovernmental Services; Susan Dellinger, GIS Coordinator; Brian Grubb, Assistant Director of Planning Services; Jim Weber, Public Works Manager; George Krawzoff, Transit Manager; Karen Feeney, Director of Financial Services; Scott Woodford, City Planner; Winnie DelliQuadri, Grants Analyst and Brian Feeney, Airport Manager.

**NOTE: All documents distributed at the City Council Meeting are on file in the Office of the City Clerk.**

#### **1. WORKSESSION TOPIC: West Steamboat Springs Area Plan.**

This worksession was held from approximately 5 to 6:30 p.m.

Planning Commission members present: Ms. Shelley Pastachak, Mr. Joe Fogliano, Ms. Donna Walker, Mr. Tony Walton, Mr. Tony Connell, Ms. Kathi Meyer, Mr. Dick Curtis, Mr. David Baldinger, Jr. and Mr. Bud Romberg.

Routt County staff members present: Ms. Ellen Hoj, Routt County Planning Director and Ms. Caryn Fox, Routt County Assistant Planning Director.

Mr. Jeff Winston, West Steamboat Springs Area Plan consultant, was present and provided a basic overview of the plan. Detail provided was, but not limited to: the development in the West Steamboat Springs area should not become a burden on the taxpayer of the Steamboat Springs community; the plan should provide for affordable and multi-family housing; develop a self-sufficient

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community to avoid additional traffic congestion; fiscal impacts of the housing costs and the infrastructure needs (approximately \$16 million in capital costs); operating costs of the development density impacts; special district property tax-no other revenues to come to the City (excluding a one-time building tax revenue); market rate units to subsidize the affordable units (700 units to be affordable); each developer will be required to provide an affordable component as a component of a development agreement;

City Council and Planning Commission suggestions included: address a component that will identify a permanent revenue source aside from sales tax for operating costs of the area and research that some monies from the building use tax be used as an endowment fund to assist future needs (this item was discussed and consensus was not reached due to the explanation of the monies being returned into the general fund to accommodate general City operating expenses to keep up with the growth).

Ms. Hoj noted her desire to have the Routt County Commissioners fund for a "jump start of the project" and capital cost of road development.

Council discussion took place relative to their support to seek substantial and consistent financial assistance from Routt County, feeling this is an important aspect of the proposed special district.

Neighborhood design guideline discussion took place regarding, but not limited to: concern with "higher" guidelines that have the potential to increase development cost; development guidelines to be obvious, but not necessarily subjective; support of the 10 guidelines presented; concern was voiced relative to street design and the need for the designs to meet City standards; concern with guidelines that hamper all units to look alike in the area and provision of alleys to accommodate more units per street.

Urban boundary line discussion took place regarding, but not limited to: noted this line may need to be adjusted for several reasons and should it be adjusted? It was suggested that the document note that when specific triggers occur, the urban boundary can be reviewed and adjusted accordingly in this area. It was clarified that changing the urban boundary would need to be handled in the appropriate process, not simply by the trigger. The trigger is an initial point to require review of the boundary area. Planning Commissioner Romberg felt the urban boundary needed to be reviewed comprehensively, rather than one end at a time.

**MAJORITY CONSENSUS:** As a recommendation at this time within the West of Steamboat Springs Area Plan, the above urban boundary trigger to be accommodated within the plan document. Planning Commissioner Romberg dissented.

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Ms. Stettner noted the following policies would need to be in-sync between the City and County: ridgeline and skyline policy; water-body setback, road standards and zoning.

**CONSENSUS:** Staff, Planning Commission, Routt County staff and City Council to be prepared to review the West Steamboat Springs Area Plan in July 1999.

**MAJORITY CONSENSUS:** To have Planning priority be: Community Development Code, Mountain Town Sub-Area plan, and West of Steamboat Springs Area Plan, in that order. Mr. Engelken dissented.

**CITY COUNCIL HOUR**

**COUNCIL MEMBERS' REPORTS**

Kathy Connell: No report.

Steve Weinland: No report.

Paula Cooper Black: No report.

Jim Engelken:

1. Noted that Rollingstone Magazine designated Steamboat Springs as a top place to vacation for college Spring Break.
2. Mr. Rob Dick was hired as the Regional Affordable Housing Director, beginning March 14, 1999.

Arianthe' Stettner:

1. Montana Magazine has an article on the impacts of Steamboat Springs' growth. This article was distributed to all Council members.

Ken Brenner:

1. At a Chamber Executive Director Board meeting: Ski Town Inn landscaping was noted to be of concern as well as other maintenance of the project and it was also noted that the proposed business license is making headway.
2. Emerald Mountain plans are being reviewed.

Kevin Bennett: No report.

**CITY ATTORNEY'S REPORT**

Mr. Lettunich reported that the City closed on the purchase of the 75 acres known as the Baxter parcel.

**CITY MANAGER'S REPORT**

**2. UPDATES:**

**a. Intergovernmental Services Report.**

Ms. Kakela reported on:

1. Letter of support for Mr. Bill Haight to be re-appointed to the Colorado Transportation Commission from City Council. **DIRECTION:** Ms. Kakela to research if another nomination is seeking the seat. If another person is not, Council supports a letter of recommendation.
2. Vested Rights legislation: hold on action. Colorado Municipal League (CML) feels a compromise may occur. **UNANIMOUS CONSENT:** To proceed as stated.
3. Energy Impact grant funds. Ms. Kakela will move forward with the transportation facility proposal.
4. Fishing is Fun grant application. **UNANIMOUS CONSENT:** Ms. Kakela to proceed.
5. Historic Report: Mesa Schoolhouse has secured easements for parking and septic lines for the building.
6. Certified Local Governments (CLG) research is proceeding. Noted a demolition ordinance that Council will be seeing in the future.
7. Northwest Colorado Regional Telecommunications Plan update. **DIRECTION:** Council supported further research in this arena and leaned towards looking at a "new entity" depending upon the numbers.
8. Letter from Perry Mansfield Camp to consider allowance to tap onto an existing sewer line. Ms. Kakela will explore innovative alternatives to this request, (including gray water and dealing with black water).

**b. 1999 Mail Delivery Project.**

Ms. DuBord explained Phase IV of the cluster box installation. An area of approximately 800 additional deliveries in the mountain area was proposed. The area is generally bounded as follows: North: Fish Creek; East: Routt National Forest; West: Lincoln Avenue and South: Mt. Werner Road.

**UNANIMOUS CONSENT:** To proceed as staff recommends.

**c. Strings in the Mountains site discussion.**

The applicant withdrew this discussion item. No action was needed.

**d. Transit/Travel Service Report.**

Mr. Krawzoff noted the final report was distributed.

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**DIRECTION:** Staff to acknowledge the survey participants and provide them with a compilation of the results.

**e. Manager's Report: Ongoing Projects.**

Mr. Hughes reported on the following:

1. Northwest Transportation Planning Region meeting. Council members Brenner and Connell to attend this meeting on March 25. **DIRECTION:** Ms. Jordan-Struble to post the meeting to allow for all City Council members to attend.
2. Noted the Routt County Courts will not use the Steamboat Springs Airport at this time. **DIRECTION:** Staff to plan to aggressively advertise for potential tenants at the airport.
3. Reminder of the Mammoth Lakes, California City Council luncheon meeting on Friday, March 5.
4. Business Licenses: possible change from licensing to registration.
5. Increased policing of speeding: noted the citations are up approximately 14 percent and Police Services is trying to address the speeding concerns.
6. Board of Routt County Commissioners list of community goals was distributed.
7. Noted the City is "on budget" so far this year.

**3. AGENDA REVIEW**

**a. Council agendas for March 9 and March 16, 1999.**

**DIRECTION:** Ms. Jordan-Struble to: 1) add the Spring Creek trail topic to the joint meeting with RE-2 School District on March 9; 2) remove one of the planning items from the March 16 Council agenda; 3) move the airport layout plan discussion to a public hearing at the beginning of the March 16 meeting and 4) close the March 16 Meeting from additional items.

**CONSENT CALENDAR - GENERAL BUSINESS**

4. **RESOLUTION:** A resolution initiating a local improvement district to be known and identified as "City of Steamboat Springs, Colorado, Local Improvement District Number 11, Long Thong Road"; initiating proceedings in connection therewith; and prescribing other details and provisions in connection with the proposed improvements and district.
5. **FIRST READING OF ORDINANCE:** An ordinance approving a hangar ground lease to Robert H. Maddox and Cynthia S. Maddox (hangar unit C-1) at the Steamboat Springs Airport

and authorizing the City Council President to sign the lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.

6. **FIRST READING OF ORDINANCE:** An ordinance approving a hangar ground lease to Robert H. Maddox and Cynthia S. Maddox (hangar unit C-2) at the Steamboat Springs Airport and authorizing the City Council President to sign the lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.
7. **FIRST READING OF ORDINANCE:** An ordinance approving a hangar ground lease to Luster Vickrey (hangar unit C-3) at the Steamboat Springs Airport and authorizing the City Council President to sign the lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.
8. **FIRST READING OF ORDINANCE:** An ordinance approving a hangar ground lease to L&B Partnership (hangar unit C-4) at the Steamboat Springs Airport and authorizing the City Council President to sign the lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.
9. **FIRST READING OF ORDINANCE:** An ordinance approving a hangar ground lease to MDM Group Associates, Inc (hangar unit C-5) at the Steamboat Springs Airport and authorizing the City Council President to sign the lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.
10. **FIRST READING OF ORDINANCE:** An ordinance approving a hangar ground lease to Jeffrey Lake (hangar unit C-6) at the Steamboat Springs Airport and authorizing the City Council President to sign the lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.
11. **FIRST READING OF ORDINANCE:** An ordinance approving a hangar ground lease to Ski Town Aero II Partnership (hangar unit C-7) at the Steamboat Springs Airport and authorizing the City Council President to sign the lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.

12. **FIRST READING OF ORDINANCE:** An ordinance approving a hangar ground lease to John Grace (hangar unit C-8) at the Steamboat Springs Airport and authorizing the City Council President to sign the lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.
13. **FIRST READING OF ORDINANCE:** An ordinance approving a hangar ground lease to Robert H. Maddox and Cynthia S. Maddox (hangar unit C-9) at the Steamboat Springs Airport and authorizing the City Council President to sign the lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.
14. **FIRST READING OF ORDINANCE:** An ordinance approving a hangar ground lease to Fish Creek Investments (hangar unit C-10) at the Steamboat Springs Airport and authorizing the City Council President to sign the lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.

**MOTION:** Ms. Cooper Black moved and Mr. Weinland seconded to approve the resolution initiating Local Improvement District #11, Long Thong Road and the first reading of ordinances approving hangar ground leases for Robert and Cynthia Maddox (obtaining 3 separate hangar units); Luster Vickrey; L&B Partnership; MDM Group Associates; Jeffrey Lake; Ski Town Aero II Partnership; John Grace and Fish Creek Investments as presented. The motion carried 7/0.

## **PUBLIC COMMENT**

Ms. Nancy Kramer, Steamboat Springs Arts Council Executive Director, provided City Council with specifics on the re-granting projects that have been funded. Some examples included, but were not limited to: a Ute Indian statue and Dr. Rich Weiss statue, both to be located in Dr. Rich Weiss Park. She thanked City Council President Pro-Tem Engelken for his service on the Arts Council Board. Ms. Kramer explained in detail the in-kind and other funds provided that allow for community art and cultural diversification. She noted the grants allocated accommodate projects such as: pottery programs; preschool age music

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programs, museum programs and music sponsorships. Ms. Kramer noted the Arts Council interest to continue community partnerships (including proposed enhanced services) with various organizations, including local non-profits.

**APPROVAL OF MINUTES**

**15. MINUTES**

**a. Regular Meeting Number 99-03 (2/2/99).**

Ms. Jordan-Struble noted two amendments to the minutes were presented.

**MOTION:** Ms. Stettner moved and Ms. Connell seconded to approve the minutes of Regular Meeting No. 99-03 as amended. The motion carried 7/0.

**PUBLIC HEARINGS - PLANNING COMMISSION REFERRALS**

Mr. David Baldinger Jr, Planning Commission representative, was present.

**16. PROJECT: Trujillo Bed & Breakfast.**

It was clarified that no vote was needed since this item was a conceptual review.

Mr. David and Ms. Jennifer Trujillo, applicants, were present. They felt the previous comments Council provided have been addressed in this project. It was noted the lot accommodates an 11-room bed and breakfast, a two-bedroom owners unit and a duplex. Ms. Trujillo noted the unit mix could accommodate both the couple and family guest in a comfortable fashion.

PUBLIC COMMENT: No one appeared.

COUNCIL COMMENT:

Mr. Baldinger noted that conformity with existing plans was reviewed. It was noted a straw poll was taken at Planning Commission level due to density.

Ms. Cooper Black supports a smaller density due to site difficulties. She voiced concern with out-parceling and potential to subdivide the lot and thus provide for three separate ownerships. Ms. Cooper Black stated that deed restrictions might be a solution. She voiced hesitancy with supporting the proposal as presented.

Mr. Weinland supported a deed restriction and also voiced concern with subdividing.

Ms. Connell suggested combining the units to be part of the development facility so a subdivision would not be appropriate. Mr. Smith noted that a deed

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restriction would be more palatable to these owners and potential owners.

Mr. Engelken encouraged looking at architectural combined units within the development as stated by Council member Connell. He would support the project as presented.

Ms. Stettner voiced support for Ms. Connell's concept of providing an atrium feeling/connection. She applauded the applicant's response to previous Council concern. Ms. Stettner stated if building connections could occur, she could support the project.

Mr. Brenner noted his support if a condition of approval on the plat existed that addressed subdivision of the property. He supported a common amenity area be provided.

Mr. Smith supported working with the subdivision through architecture restrictions.

Mr. Bennett voiced similar concerns to the potential to subdivide the various units on the parcel.

**PUBLIC HEARING - GENERAL BUSINESS**

**17. SECOND READING OF ORDINANCE: The Third 1998 Omnibus Ordinance.**

Ms. Feeney noted that on page 17-5 combine Open Space Acquisition and Ending Reserves into one.

PUBLIC COMMENT: No one appeared for public hearing.

**MOTION:** Mr. Engelken moved and Ms. Connell seconded to approve the second and final reading of the Third 1998 Omnibus Ordinance, totaling \$5,623,863.00 as presented. The motion carried 7/0.

**18. SECOND READING OF ORDINANCE: An ordinance vacating certain open space erroneously dedicated to the City of Steamboat Springs in the plat of Emerald Knoll – Peddie Subdivision, File No. 12632 of the Routt County records.**

PUBLIC COMMENT: No one appeared for public hearing.

**MOTION:** Ms. Connell moved and Ms. Stettner seconded to approve the second and final reading of the ordinance vacating certain open space erroneously dedicated to the City in the plat of Emerald Knoll-Peddie as presented. The

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motion carried 7/0.

**ADJOURNMENT**

**MOTION:** Mr. Weinland moved and Ms. Connell seconded to adjourn Regular Meeting No. 99-06 at approximately 8:45 p.m. The motion carried 7/0.

**MINUTES PREPARED AND RESPECTFULLY SUBMITTED BY:**

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Lynette Confer  
Records Clerk

**REVIEWED AND RESPECTFULLY SUBMITTED BY:**

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Julie Jordan-Struble, CMC/AE  
City Clerk

**APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.**