

AGENDA ITEM #

CITY OF STEAMBOAT SPRINGS

SPECIAL MEETING SP-99-04

WEST STEAMBOAT SPRINGS AREA PLAN ADOPTION HEARING

TUESDAY, November 16, 1999

MINUTES

Mr. Kevin Bennett, City Council President, called Special Meeting No. SP-99-04 of the Steamboat Springs City Council to order at 5:40 p.m., Tuesday, November 16, 1999, at Olympian Hall in the Howelsen Hill Lodge, Howelsen Parkway, Steamboat Springs, Colorado.

Joint Session includes: Steamboat Springs City Council; Routt County Board of Commissioners; Routt County Regional Planning Commission and Steamboat Springs Planning Commission.

ROLL CALL

City Council Members present: Kevin Bennett, Kathy Connell, Ken Brenner, Jim Engelken, G.H. "Bud" Romberg, Arianthé Stettner and Paul Strong.

Routt County Commissioners present: Ben Beall, Dan Ellison and Nancy Stahoviak.

Steamboat Springs Planning Commission present: Donna Walker, David Baldinger, Jr., Tony Connell, Joe Fogliano, Vince Hooper, Ken Miller and Dick Curtis. Shelley Pastachak, Katherine Meyer and Dana Stopher were absent.

Routt County Regional Planning Commission present: Troy Brookshire, Doug Baker, Diane Mitsch Bush, Don Alperti, Bill Taylor, Shelly Bauman, Bert Appell and Donna Hellyer. Fred Nichols and Bill Norris were absent.

City Staff present: Paul W. Hughes, City Manager; Anthony B. Lettunich, City Attorney; Julie Jordan-Struble, City Clerk; Amy Appel, City Clerk-Staff Assistant; Dan Foote, Staff Attorney; Jim Weber, Public Works Manager; Karen Feeney, Director of Financial Services; Lauren Mooney, Assistant to the City Manager; George Krawzoff, Transit Manager; Brian Feeney, Airport Manager; Scott Woodford, Interim Assistant Director of Planning Services; Winnie DelliQuadri, Grants Analyst; Leif Myhre, City Planner and Tracey Hughes, City Planner.

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County Staff present: Ellen Hoj, Routt County Regional Planning Director and Caryn Fox, Routt County Assistant Planning Director.

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

JOINT MEETING AND PUBLIC HEARING

1. Colorado Census Update.

a. RESOLUTION: A joint resolution acknowledging the Colorado Counts Census Committee.

Mr. Jim White, Colorado Census Bureau; Mr. Jim Westkott, Governor's Office of the Census Bureau and Mr. Don Shirk, West Area Census Manager, were present. They thanked the City and County for joining together in realizing the importance of an accurate community census count in the Year 2000.

Mr. Westkott explained that federal, state programs, energy impact grants, etc... are tied to census numbers. He noted the importance of ensuring that all blocks, houses, areas are mapped and sent to the Census Bureau. Mr. Westkott requested City and County officials take the lead in promoting the importance of an accurate count.

Mr. Shirk explained that census jobs will range from \$13.50-\$15.00 per hour for these temporary workers. He explained that special consideration would be provided to the ski resort areas to ensure an accurate count occurs.

Mr. White explained the "key stakeholder" process that would accommodate a broad view of public education. He stated they do provide resources and local people are simply needed to disperse the information.

MOTION: Mr. Ellison moved and Ms. Connell seconded to approve a resolution that supports a County/Community-wide Complete Count Committee to educate the public to obtain an accurate count for the 2000 Census as presented. The motion carried 10/0.

2. West of Steamboat Springs Area Plan Adoption Hearing.

Note: The West of Steamboat Springs Area Plan is also referred to as WSSAP.

Mr. Hooper and Mr. Baldinger, Jr. stepped down due to conflicts of interest.

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Mr. Doug Baker disclosed he serves on the Steamboat II Metro Water District board. No one felt he should step down.

a. Public Review and Public Comment.

Mr. Ellison explained that throughout the past three years over 100 public meetings had been held by at least one of the voting groups.

Mr. Winston noted the following changes:

1. insert "deeds and mortgage restrictions" (page 37);
2. page 41: delete second section of the relative to City Sales Tax revenue.
3. Noted a number of typos that were identified and will be corrected;
4. Letters received from Mr. Bob Weiss, page 22, 2.6.2.3: To be adjusted to be compatible with the Airport Lay out plan and have the uses "subject to," removing "not permitted;"
5. Noted a letter provided by Ms. Barbara Williams and referred to a map distributed by Mr. Peter Patten.

Ms. Barbara Williams explained that she and her son, Charlie, own approximately 170 acres of undeveloped land located southwesterly of the Steamboat Springs Airport. She requested specific language be accommodated.

Mr. Patten provided an overview of a brief study that indicated specific "pod changes." He explained the topography of the area that would accommodate flexible residential housing plan. Mr. Bennett clarified that there were four map inserts/revisions; alternative routing for Victory Way and wording that was requested to be inserted into the plan.

Discussion focused on, but was not limited to: minor and major amendments to the WSSAP; change of Pod 7 zoning from "industrial" to "neighborhood residential;" access to Pod 7; the WSSAP being reviewed "at least every 5 years;" and concern with provision of water in Pod 7.

UNANIMOUS CONSENT: Mr. Winston clarified the following change 7.2b to clarify: a "significant change to plan" and 7.2.2: a: regular review at least every 5 years; b: application by landowner that does not meet other and does not have to be accompanied by a development plan (and remove the Area Plan Coordinating Committee (APCC) from this process).

UNANIMOUS CONSENT: It was suggested that wording (under paragraph two, sentence one) be included within the document and on all the maps, that this document can be altered by the minor amendment process.

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Mr. Rob Dick, Regional Affordable Living Foundation (RALF) representative, supported Ms. William's request to accommodate the zoning change.

Mr. Bob Weiss, West Acres Partnership legal counsel, assured that water pressure could be provided to the site. He requested that the City begin with the residential zoning and move to industrial zoning if needed, rather than designate as industrial and have to move to residential. He supported a "friendly amendment" process.

Further discussion took place relative to item #3 of the Ms. Williams' letter. Discussion took place relative, but not limited to: land already within the City limits not participating financially in the Special Districts and development proposals within existing City limits be treated same as any development would be treated within the City.

UNANIMOUS CONSENT: Ms. Stettner requested the following language (provided legal and planning review be accommodated): "It is not the intention of the Plan that owners of property currently within the City consent to inclusion within either the capital or operating special districts as a condition of development of their property."

Mr. John Grassby, local attorney, requested Pods 6a, 6b and 6c receive the same considerations that Pod 7 received. Mr. Engelken noted that the Ms. William's request is all outside the Airport Layout Zone (ALZ). The above requested pods are within the ALZ.

Mr. Bennett solicited general public comment on any issue not on the agenda.

PUBLIC COMMENT

Mr. George Tolles, retired Colorado Mountain College (CMC) professor, voiced concern with the North Steamboat Boulevard construction near the "balanced rock." He explained the "balanced rock" as a natural phenomenon. Mr. Tolles stated that he had contacted Mr. Bob Weiss, attorney for the developer, and Mr. Weiss assured him that the rock would not be harmed. Mr. Tolles requested that the rock be preserved. Approximately 17 people raised their hand in support of Mr. Tolles' comments. Ms. Stettner stated that Mr. Martin Hart, the developer of the area where the rock is located, would stop work in the area until appropriate action could be accommodated. Mr. Hart assured that the rock would be protected.

DISCUSSION COMMENCED ON THE WEST STEAMBOAT SPRINGS AREA PLAN

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UNANIMOUS CONSENT: Mr. Winston noted and requested the policy 5 and 10 be deleted (policy 10 on page 72 as well). Page 43: #8 add to end “to reflect the net cost as appropriate.” (noted it is also on page 72?); Page 42: #5.3.1.2.: #1 requested “whenever possible,” be included after the word contiguous.

Mr. Winston discussed the east to west sequence of development. Discussion took place relative, but not limited to: water service in the area.

Ms. Carol Ward, vice-president of Steamboat II Water District, voiced concern with not being invited, as a board, to any public hearings on this plan. (Ms. Stahoviak later apologized for overlooking active participation from this group).

Mr. John Grassby, on behalf of several West Steamboat Springs landowners, voiced concern with the west to east concept of development. Ms. Hoj pointed out areas where redevelopment is accommodated, as well as continuation of existing uses.

Mr. Larry Matheis, River Bend owner, voiced concern with the lack of definition of what a “village center” is. Mr. Beall noted that a description of a village center is found on page 27.

UNANIMOUS CONSENT/DIRECTION: A request to add an appendix to be included that provides a definition of use of each of the pods. Staging process to stay as provided in the plan.

Ms. Caryn Fox provided detail on areas of concern. A memo was distributed detailing the substantive changes to be addressed.

UNANIMOUS CONSENT/DIRECTION: The words “fair and affordable” were discussed to be changed to “equitable.” Have traffic signal language in the plan. A core trail to be pursued in the West Steamboat Springs area. Section 2.3.1.: Last sentence add “until additional infrastructure is built.” Keep urban boundary line. Noted page 28: 3.4.1.2; #3 clean-up language. Page 22: Sensitive areas “manufactured housing” was included by schools and hospitals, to delete manufactured housing.

UNANIMOUS CONSENT: Ms. Hoj pointed out that all edits would need to be reflected appropriately in Chapter 7.

Mr. Winston stated high priority items of immediate action:

1. Evaluate special districts.
2. RALF, City and County define affordable housing policy.
3. A streamlined developed process for affordable housing.

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4. City and County need to review road standards and design guidelines.
5. Establish a monitoring program as reflected in the Orton Foundation.

Ms. Vicky Johnson, property owner in the area, voiced concern with the following areas and received clarification on the following: the bike trail; housing design; housing that are “similar in style and design;” and concern with proposed density and confirmation of the urban boundary.

Ms. Katie Kiefer, West Elevation and RALF committee member, she voiced concern with the recommended design guidelines, special districts and need to assist with the affordable housing financing.

Mr. Connell discussed east to west phasing and funding mechanism. He felt an Intergovernmental Agreement (IGA) could assist in this area. (It was noted Mr. Connell provided a letter of areas to be addressed).

Ms. Mary Brown felt the WSSAP was very restrictive and voiced concern with not having an expedited review process and need to have incentives to be provided. She felt the goal is to implement the plan, not to provide restrictions. General Improvement district for operations are of concern. Ms. Brown voiced concern with the City’s desire to provide affordable housing for community members and then requesting those community members assist in the infrastructure needs.

Mr. Romberg felt that one body/entity needs to monitor affordable housing. He suggested RALF have that responsibility. Mr. Rob Dick explained that RALF is a private, non-profit entity and will assist in affordability. **DIRECTION:** To place affordable housing as an IGA item.

UNANIMOUS CONSENT: Ms. Stahoviak suggested on page 38 that RALF needs to be charged to its best ability possible and if they cannot provide the assistance, the situation return to the City and County officials for review.

Mr. Engelken supported seeking a new funding source to assist with affordable housing needs. Mr. Brenner noted that the Orton Family Foundation would assist with monitoring the costs applicable for development.

Mr. Bennett felt going outside City limits, with no property tax supporting the City and annexing residential would require enormous financial impact to the existing community residents.

Ms. Mitsch Bush requested and received clarification that development permits in the urban boundary would go to the City for review. **UNANIMOUS CONSENT/DIRECTION:** This position to be clarified in the IGA and expanded on page 43, to include roles and responsibilities of all the bodies.

RECESS OF SPECIAL SESSION 99-04 TO ACCOMMODATE ADJOURNED MEETINGS

MOTION: Ms. Connell moved and Ms. Stettner seconded to adjourn Special Session 99-04 at approximately 9:10 p.m. to accommodate adjourned meetings of the four separate bodies. The motion carried unanimously.

STEAMBOAT SPRINGS PLANNING COMMISSION – ADJOURNED MEETING

- 3. Chairperson to call Steamboat Springs Planning Commission (SSPC) to order.**

Ms. Walker called the SSPC to order.

- 4. Comment.**

Mr. Connell is not in favor of the reduction of industrial zoning.

Mr. Fogliano felt the implementation that the plan is comprehensive, but it requires quite a few items to happen sequentially. He felt the IGA and implementation should consider the critical path of the decision tree.

Ms. Walker voiced concern with the practical nature of the design standards.

MOTION: Mr. Connell moved and Mr. Fogliano seconded to provide a supportive recommendation to City Council on the adoption of the West Steamboat Springs Area Plan with all aforementioned amendments. The motion carried 5/0. Mr. Hooper and Mr. Baldinger, Jr. stepped down. Ms. Pastachak, Ms. Meyer and Ms. Stopher were absent.

MOTION: Ms. Miller moved and Mr. Connell seconded to recess the Steamboat Springs Planning Commission Adjourned Meeting to accommodate the Routt County Regional Planning Commission Adjourned Meeting. The motion carried 5/0. Mr. Hooper and Mr. Baldinger, Jr. stepped down. Ms. Pastachak, Ms. Meyer and Ms. Stopher were absent.

ROUTT COUNTY REGIONAL PLANNING COMMISSION – ADJOURNED MEETING

- 7. Chairperson to call RCRPC to order.**

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Mr. Brookshire called RCRPC to order.

8. Comment.

Ms. Mitsch Bush felt the plan was complex.

Ms. Baker feels the plan is acceptable and concerns have been addressed.

Mr. Brookshire feels the plan is a good effort to obtain joint goals.

MOTION: Ms. Baker moved and Ms. Mitsch Bush seconded to approve the resolution adopting the West Steamboat Springs Area Plan as amended and noted within this document. The motion carried 8/0. Mr. Nichols and Mr. Norris were absent.

MOTION: Ms. Baker moved and Ms. Mitsch Bush seconded to recess the Routt County Regional Planning Commission Adjourned Meeting to accommodate the Routt County Board of Commissioners Adjourned Meeting. The motion carried 8/0. Mr. Nichols and Mr. Norris were absent.

**ROUTT COUNTY BOARD OF COMMISSIONERS – ADJOURNED
MEETING**

9. Chairperson to call RCBC to order.

Mr. Ellison called to order the RCBC.

10. Comment.

Ms. Stahoviak read a sentence out of the WSSAP introduction relative to the provision of housing for the working people of the community. She felt this was a goal needed for the community.

Mr. Beall applauded the landowners for working together.

Mr. Ellison thanked the staff members, community members and all bodies for working on this document.

MOTION: Ms. Stahoviak moved and Mr. Beall seconded to affirm the RCRPC adoption of the resolution adopting the West Steamboat Springs Area Plan as amended and noted within this document. The motion carried 3/0.

MOTION: Ms. Stahoviak moved and Mr. Beall seconded to recess the Routt County Board of Commissioners Adjourned Meeting to accommodate the Steamboat Springs City Council Adjourned Meeting. The motion carried 3/0.

STEAMBOAT SPRINGS CITY COUNCIL – ADJOURNED MEETING

11. President to call to order.

Mr. Bennett called City Council to order.

12. Comment and review of Planning Commission recommendation.

Ms. Stettner applauded all the partnerships, efforts and pride this community should have in this working endeavor.

Mr. Strong supported that development needs to pay its way and existing community members should not subsidize development not within the City limits.

Mr. Romberg felt the implementation phase of this plan is of great importance.

Mr. Brenner reiterated the thanks to all involved in the creation of this document.

Mr. Engelken supported the document and its endeavors.

Ms. Connell noted that the hard work is ahead with document implementation.

Mr. Bennett thanked Mr. Engelken and Mr. Brenner for their extra effort to see this document completed after four years of work.

Mr. Bennett presented Mr. Winston with a plaque of appreciation for his work on this plan.

MOTION: Mr. Brenner moved and Ms. Connell seconded to approve the resolution adopting the West Steamboat Springs Area Plan with the previously noted and accepted amendments as discussed and supported unanimously. The motion carried 7/0.

Mr. Brookshire presented Ms. Caryn Fox with a plaque of appreciation for her hard work and endeavors on the completion of the WSSAP.

ADJOURNMENT

MOTION: Ms. Stahoviak moved and Mr. Ellison seconded to adjourn Special Session No. 99-04 at approximately 9:30 p.m. The motion carried 23/0.

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MINUTES PREPARED AND RESPECTFULLY SUBMITTED BY:

Lynette Confer
Deputy City Clerk

REVIEWED AND RESPECTFULLY SUBMITTED BY:

Julie Jordan-Struble, CMC/AE
City Clerk

APPROVED THIS __ DAY OF _____, 1999.