

CITY OF STEAMBOAT SPRINGS
SPECIAL MEETING NO. SP-2006-05
MONDAY, FEBRUARY 13, 2006

MINUTES

Mr. Ken Brenner, City Council President, called Special Meeting No. SP-2006-05 of the Steamboat Springs City Council to order at 12:05pm, Monday, February 13, 2006, in Centennial Hall, Steamboat Springs, Colorado.

City Council Members present: Ken Brenner, Susan Dellinger, Towny Anderson, Loui Antonucci, Steve Ivancie, and Paul Strong. Kevin Kaminski was absent.

City Staff Members present: Wendy DuBord, Interim City Manager; Anthony B. Lettunich, City Attorney; Julie Franklin, Deputy City Clerk; Judy Plumb, City Clerk Staff Assistant; Tom Leeson, Director of Planning Services; Brian Berndt, Assistant Director of Planning Services; Jim Weber, Director of Public Works; Janet Hruby, City Engineer; and Jonathan Spence, City Planner.

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

PUBLIC HEARINGS - PLANNING COMMISSION REFERRALS

1. **PROJECT: Original Town of Steamboat Springs, Blocks 24-26 (Riverwalk)**
PETITION: Development plan for a 8 building multi-use project to be developed over 3 years in 3 phases. Preliminary plat to create six building lots.

2. **PROJECT: Original Town of Steamboat Springs, Blocks 24-26 (Riverwalk)**
PETITION: Development plan for a conditional use for a mobile home park conversion.

Mr. Spence, City Planner, gave an overview of the memo provided in the packet.

Discussion commenced on Riverwalk's proposed variances.

Rear Setback, Lot 1

City Council President Brenner questioned if this setback is adjacent to another property. Mr. Spence stated that this setback is only relief for Building A; side setbacks should match with side setbacks.

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No discussion commenced on these variances: *Lot Area, Lot Width, Floor Area Ratio, Building Height-Average Plate Height, Lincoln Alley Side, Building Height-Average Plate Height, Yampa River Side, Building Height-Overall Height, and Lincoln Alley Side.*

Building Height-Overall Height, Yampa River Side

Council Member Anderson clarified that the developer is asking for a variance of six feet on Lot 3, which consists of three buildings.

Street Standards: no discussion.

Parking

Mr. Spence clarified that the total number of spaces required by the Community Development Code is 185, and the developer has a deficit of 27 spaces. The Yampa Street provision between 5th and 12th Streets requires 122 spaces, which would provide a 36-space surplus. He stated that due to the location, staff is comfortable with number of parking spaces proposed.

Mr. Spence clarified that the Code provides one space for every bike rack and provides a ten percent allowance for projects in certain proximity to transit, as well as a discount for mixed-use projects. Council Member Ivancie questioned why the Yampa Street parking requirements were not extended past 5th Street. Mr. Spence noted that this was due to the need to prevent service parking lots along Yampa Street.

Council Member Antonucci voiced concern with there not being enough parking for actual dwelling units, because there will most likely be a couple of cars per unit. Mr. Spence noted that the development is not accommodating employee parking, there will be a combination of permanent and second homeowners, and the units are small.

Council agreed to not discuss the compensation for Mobile Home owners at this meeting.

At this time, Council reviewed the memo provided by Riverwalk Steamboat, LLC. (This memo is on file in the City Clerk's Office.)

Mr. Jim Cook, Riverwalk Steamboat, LLC noted that the reason they went to the Planned Unit Development (PUD) process was in order to create a better project and have the opportunity to accommodate timeless architecture. Mr. Cook discussed some of the public benefits of the project: excellent design, preserving public spaces, preservation of affordable housing, economic sustainability, sanitation upgrade, maintenance of upgrades, public art, and additional

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relocation assistance. Mr. Cook concluded that they have listened to and followed the direction of staff and the Planning Commission.

The comment was made that downtowns are for buildings and people, and parking is for the suburbs.

Council Member Ivancie clarified that the Use by Right in the Commercial Yampa Zone District is taking onto account the right of way staying where it is. Council Member Ivancie questioned if Mr. Cook felt he was directed by staff and the Code in the direction that is proposed. Mr. Cook stated that he was encouraged that this is “the road to go down and to challenge what we’ve got.”

Right of Way (ROW):

Council Member Anderson suggested the City ask for a vehicular easement with regards to the public utility easement from Yampa to 4th Street up to the adjoining property (Rangitsch). Council Member Strong spoke to maintaining a future easement necessary to create a street.

City Council President Brenner is in favor of the vacation of the ROW and Council Member Anderson’s proposal.

Council Member Strong stated that Council Member Anderson’s proposal makes sense but is not workable. He supports vacating the ROW and recalculating the ROW values.

Mr. Weber suggested that if a portion of the ROW remains in public use from 5th Street to the applicant’s property, it be maintained as a viable street and therefore a mechanism to turn a vehicle around would be necessary. If that mechanism does not fit, he suggested vacating the whole ROW, or vacating nothing at all. Council Member Anderson questioned the difference between a utility easement and a vehicle easement.

Mr. Vanderbosch, Vertical Arts, stated that if you take public traffic through and want to plan the buildings for a one-way street and sidewalks, you would need to maintain enough space for that to happen. He clarified that they could possibly make this work.

Mr. Weber cautioned that the easement may not be limited and the applicant may need to look at the overall impact based on travel. It needs to be determined which direction traffic will go. He recommends keeping a standard ROW width.

Council Member Anderson supports recalculating the ROW value and vacation of the ROW.

Council Member Antonucci supports vacation of the ROW as proposed.

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City Council President Pro-Tem Dellinger is not sure if taking the offer for the ROW is the “best bang for the buck.” She is not comfortable with vacation or the value of the ROW. She feels that Council Member Anderson’s proposal is a great idea but doesn’t know about the maintenance.

Council Member Ivancie thinks Council Member Anderson’s proposal is a good idea but wouldn’t work. He is unsure that giving up the ROW at the proposed value is the right thing to do, and does not support the ROW vacation.

City Council President Brenner is uncomfortable with the vacation of the ROW but feels this might be a workable exception, although the value may not be appropriate. He feels that Council Member Anderson’s proposal would be a nice provision. He will not deny the project without it, though it is a caveat the developer may want to consider. He feels the ROW value should go to the City and be earmarked for the Housing Authority.

Council Member Strong feels that Council Member Anderson’s proposal is worth looking at for the next redevelopment so the City can keep the ROW and have the flexibility down the road.

Setback:

There were no Council concerns.

Lot area:

There were no Council concerns.

Lot Width:

There were no Council concerns.

FAR:

There were no Council concerns.

Street standards:

Council Member Ivancie encouraged maintaining the proper radius for emergency vehicles and easements for emergency access, as well as appropriate loading zones.

Parking:

Council Member Strong does not have concerns but noted the need to reevaluate the downtown requirements.

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Council Member Anderson agrees and added that the fee in lieu needs reevaluation. He suggests splitting the difference in the calculations and doing a fee in lieu.

Council Member Antonucci stated that he has concern with the parking but can live with it.

City Council President Brenner voiced concern with the parking. He does not want to see parking lots but does see the opportunity for underground parking.

Council Member Dellinger agrees that one space per unit is not enough.

Council Member Ivancie feels the fee in lieu should be revisited and questioned if there is enough parking for the residential portion. He would like the applicant to reduce the parking deficit and feels that one space per unit is not enough. He voiced concern with a variance being granted for bike racks because they most likely won't be used in the winter.

Height:

Council Member Ivancie voiced concern with the height, noting that if the applicant eliminates a level that would help with the parking deficit. He does not feel the project is "moderate intensity" and therefore does not fit with the Commercial Yampa Zone District.

Council Member Dellinger also has a problem with the intensity feeling that it will make a major character change in the downtown area. She would prefer to sacrifice more commercial rather than adding residential to the roof.

City Council President Brenner voiced concern with the height and feels that having smaller units may diminish the mass.

Council Member Antonucci noted that after listening to staff and taking the Community Plan into consideration regarding encouraging density and height, he is more comfortable.

Council Member Anderson is comfortable with the height.

Council Member Strong had concern, but staff's presentation made him feel more comfortable. Further, he feels the project provides many public benefits.

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Public benefit:**

Council Members Strong and Antonucci feel that the height and parking are the main issues, but feel that the public benefit is in proportion.

Council Member Anderson would like to see a contribution in escrow to extend the Core Trail to Dr. Rich Weiss Park.

Council Member Ivancie feels the project is making progress but is not there yet. He commended the design, the trail, and the riverbank restoration. He feels the relocation of Yampa Street is a big issue.

Council Member Dellinger feels that more needs to be “squeezed out” of the public land holding. She would like to see the trail connect and more money for the ROW offer.

City Council President Brenner stated that the community housing benefit “tips the scale” for him. The height and mass are a concern, and he would like to see a trail connection.

Council Member Anderson feels the PUD benefit need to be clarified. He stated that a three-dimensional visualization of the project would be very helpful.

ADJOURNMENT

MOTION: Council Member Ivancie moved and Council Member Antonucci seconded to adjourn Special Meeting SP-2006-05 at approximately 1:40pm. The motion carried 6/0. Council Member Kaminski was absent.

MINUTES PREPARED AND RESPECTFULLY SUBMITTED BY:

Julie Franklin
Julie Franklin, CMC
Deputy City Clerk

REVIEWED AND RESPECTFULLY SUBMITTED BY:

Julie Jordan
Julie Jordan, MMC
City Clerk

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APPROVED THIS 7th DAY OF March, 2006.