

CITY OF STEAMBOAT SPRINGS

REGULAR MEETING NO. 2006-19

TUESDAY, JULY 18, 2006

MINUTES

Mr. Ken Brenner, City Council President, called Regular Meeting No. 2006-19 of the Steamboat Springs City Council to order at 4:03pm, Tuesday, July 18, 2006, in Centennial Hall, Steamboat Springs, Colorado.

City Council Members present: Ken Brenner, Susan Dellinger, Towny Anderson, Steve Ivancie, and Paul Strong. Antonucci arrived at 4:05pm and Kaminski arrived at 4:20pm.

City Staff Members present: Alan D. Lanning, City Manager; Wendy DuBord, Deputy City Manager; Anthony B. Lettunich, City Attorney; Dan Foote, Staff Attorney; Julie Jordan, City Clerk; Julie Franklin, Deputy City Clerk; Brian Berndt, Assistant Director of Planning Services; George Krawzoff, Director of Transportation Services; Suzanne Bott, Senior Planner; Don Taylor, Director of Financial Services; and Chris Wilson, Director of Parks, Recreation and Open Space; Linda Kakela, Director of Intergovernmental Services; Kent Morrison, Computer Services Manager; Jeni Rae Watson, Computer Services; Susan Peterson, Recreation Supervisor; Gavin Malia, Geographic Information Services; Jim Weber; Director of Public Works; and JD Hays, Director of Public Safety.

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

**EXECUTIVE SESSION: For a conference with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b); and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e).**

**MOTION:** To adjourn Regular Meeting 2006-19 at approximately 4:03pm for a conference with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b); and to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or

other property interest under C.R.S. Section 24-6-402(4)(a); City Council President Pro-Tem Dellinger/Council Member Strong; **APPROVED**; Vote 5/0. Council Members Antonucci and Kaminski had not yet arrived.

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Council Member Antonucci arrived at 4:05pm and Council Member Kaminski arrived at 4:20pm.

**MOTION:** To come out of executive session and reconvene Special Meeting SP-2006-07 at approximately 5:00pm; Council Member Strong/ City Council President Pro-Tem Dellinger; **APPROVED;** Vote 7/0.

City Council President Brenner noted for the record, that if any person who participated in the executive session believes that any substantial discussion of matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, that person should state his/her concerns for the record.

No concerns were indicated.

**1. Routt County Planning Commission Report. (John Ayer)**

No report was provided.

**CITY COUNCIL UPDATE (5:00pm)**

**2. COUNCIL MEMBERS' REPORTS**

Council Member Antonucci:

1. There was an Open House for the Fox Creek project, and the project is almost complete.
2. Would like to revisit the Floor Area Ratio (FAR) requirements for live/work units. **DIRECTION:** Council Member Antonucci to work with staff on the FAR requirements for live/work units.

City Council President Pro-Tem Dellinger:

1. Spoke to the Community Support Steering Committee and how they would like to proceed with annual block grants.
2. Attended an Airport Commission meeting. Noted that the first Alternative Study meeting for the Master Plan Group will be July 27, 2006.

Council Member Ivancie:

1. Will attend the Energy Impact Committee Hearing.

Council Member Anderson:

1. Mainstreet Sign Code concerns: would like enforcement to be a staff priority for a month or two to alleviate community concerns. Council Member Strong feels that this is an education issue and Mainstreet could

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- partner in that with their newsletter. **UNANIMOUS CONSENT:** Council Member Anderson to work with Mainstreet, the City Manager, and Planning Staff on education.
2. Questioned if there is available land on the east and south sides of town for a Park and Ride. Mr. Krawzoff stated that this has not been reviewed in a few years and this could be brought up at the Northwest Colorado Transportation Planning meeting. **DIRECTION:** Staff to look into land on the east and south sides of town.
  3. Spoke to a Department of Local Affairs Budget Workshop.
  4. Spoke to the Historic Preservation Advisory Commission's (HPAC) frustration with their role. **DIRECTION:** Council Members Anderson and Antonucci to attend the next HPAC meeting to discuss this. City Council President Pro-Tem Dellinger noted the need to examine the role of all boards and commissions.

Council Member Strong:

1. Attended a Yampa River Basin meeting and stated that they expressed no interest in forming a Watershed Committee. **DIRECTION:** Council Member Strong to ask the Upper Yampa Water Conservation District about forming a Watershed Committee.
2. Noted that there is a 1177 Water Basin Roundtable meeting on July 19, 2006.

City Council President Brenner:

1. Questioned if an update from Mr. Craig, the 1177 Roundtable municipal representative, is needed. **DIRECTION:** Council Member Strong to talk to Mr. Craig.
2. Noted that the City was recognized in the Colorado Municipal League Newsletter for the Historic Properties Plan and also as a Tree City, USA.
3. Noted a Forum News article regarding the impact of "teardowns" and the need to address this in the future. **DIRECTION:** City Clerk to schedule as a future ordinance.
  
4. Would like to attend a Colorado Water Congress meeting in Breckenridge in August and a Water Forum in Gunnison on July 27, 2006. He questioned if other Council members would be attending. Council Member Ivancie may attend.
5. Would like to attend the Colorado Municipal League presentation on "The Changing Face of Colorado" regarding immigration.

**3. AGENDA REVIEW**

- a. **Council agendas for July 25, August 8 Regular Meetings, and the August 29, 2006 Joint Special Meeting.**

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City Council President Brenner voiced concern with hearing agenda items when packet material has not been submitted in time. He suggested implementing a policy whereby, if packet material is not received in time, it is pulled from the agenda. Council Member Antonucci stated that it depends on the item. City Council President Pro-Tem Dellinger does not want to “pick and choose.” Council Member Strong feels that it depends if it is on a decision item or not.

**DIRECTION:** Items to add to the August 29, 2006 joint meeting agenda: Routt County Economic Development Cooperative item, and the West Steamboat Springs Area Plan infrastructure funding. The rest of the items to be listed as future discussion items.

**b. Liquor Authority agenda for August 3 and September 7, 2006.**

**DIRECTION:** Reschedule the August 3 meeting to August 10, 2006. Add review of “Safe Harbor” research to a future agenda.

**DIRECTION:** Ms. Jordan to close the above agendas.

**4. APPROVAL OF MINUTES**

- a. **Regular Meeting 2006-16, June 6, 2006.**
- b. **Regular Meeting 2006-17, June 13, 2006.**
- c. **Special Meeting SP-2006-12, June 15, 2006.**
- d. **Regular Meeting 2006-18, June 27, 2006.**
- e. **Regular Meeting SSRA-2006-04, June 27, 2006.**

**MOTION:** Council Member Kaminski moved and City Council President Pro-Tem Dellinger seconded to approve the June 6, 13, 15, and 27, 2006 minutes. The motion carried 7/0.

**f. Special Meeting SP-2006-13, June 19, 2006.**

Council Member Anderson stepped down.

**MOTION:** City Council President Pro-Tem Dellinger moved and Council Member Ivancie seconded to approve the June 19, 2006 minutes. The motion carried 6/0. Council Member Anderson stepped down.

Council Member Anderson returned to the meeting.

**\* Community Report to be heard at this time. (5:30pm)**

**CITY SERVICES UPDATE (6:00pm)**

**CITY MANAGER'S REPORT**

**5. UPDATES:**

**a. Area Plan Coordinating Committee.**

Council Member Strong provided an update noting that at the last meeting they discussed the City/County intergovernmental agreement (IGA) and would like to schedule a review of the IGA before the July 29, 2006 meeting. They also discussed the Community Plan action items.

**b. Yampa Valley Airport Commission.**

City Council President Pro-Tem Dellinger provided an update noting the group met on July 13, 2006 and discussed the "very light jet." She provided an agenda from this meeting.

**c. Intergovernmental Services Report.**

**MOTION:** City Council President Pro-Tem Dellinger moved and Council Member Ivancie seconded to approve Council signing a letter to the State Register of Historic Properties regarding acknowledging the Rabbit Ears sign as a historic sign. The motion carried 7/0.

**MOTION:** City Council President Pro-Tem Dellinger moved and Council Member Strong seconded to table the request to sign letters to Senators Allard and Salazar to oppose the Deep Ocean Energy Resources Act regarding reduction in mineral leasing royalties to the July 25, 2006 City Council meeting in order to provide City Council with additional information on this item. The motion carried 7/0.

Discussion during the motion:

Council Member Strong voiced concern with signing the letters without seeing the research/background formation on the bills.

**MOTION:** Council Member Strong moved and City Council President Pro-Tem Dellinger seconded to approve developing and submitting a grant application to the Colorado Department of Transportation for the 10 percent for Transit grant program in the amount of \$400,000 with a \$100,000 City match. The motion carried 7/0.

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Discussion during the motion:

Mr. Krawzoff provided some background information noting that State monies have to be matched with local monies and this would be a regional transit facility.

Mr. Krawzoff further reported on the funding request for a regional hybrid bus, which the Colorado Department of Transportation will fund 60 percent of, requiring a \$196,000 City match. He stated that hybrid buses are currently being used in other resort areas.

Council Member Kaminski stated that the “cons” of this item are expensive. Mr. Krawzoff noted that it is expensive, but the City could save in fuel costs. He stated that the life expectancy of a bus is 12 years, but the battery pack would need to be replaced in that time, which might offset the fuel cost savings.

**MOTION:** Council Member Strong moved and City Council President Pro-Tem Dellinger seconded to approve the purchase of the hybrid bus. The motion carried 7/0.

Ms. Kakela further reported on the following: the grant for the “Fishing is Fun” project; the Energy Impact hearings; Intergovernmental Services staff will attend the Colorado Municipal League worksession on the Changing Faces of Colorado; and there will be a grant announcement by the Colorado Trust at this worksession.

**d. Planning Services Report.**

Mr. Berndt provided a written update on the following:

Inclusionary zoning: The Affordable Housing Working Group is moving forward with the Land Acquisition Fund.

City Affordable Housing Plan and Housing Linkage/Rational Nexus Study; Staff has requested that Chris Cares of RRC, Associates come talk at the August 15, 2006 meeting.

Urban Renewal Authority Advisory Commission/Streetscape Urban Design Plan: There was a meeting with the consultants on July 14, 2006 where tours of the proposed promenade area were conducted. They also discussed operations and maintenance and a General Improvement District. There will be a design charrette for north portal on July 26-27, 2006. **DIRECTION:** City Clerk to post.

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Big Box: Staff is proceeding with a draft ordinance and will go to the Planning Commission on July 24, 2006 with a proposed ordinance. **DIRECTION:** Staff to include a redlined version of the ordinance when presenting to the Planning Commission and Council.

Commercial/Multi-Family/Mixed Use Design Standards: The Request For Proposal for design of the “bookends” of downtown has been sent out.

Planning Newsletter: The new Planning Newsletter will go out quarterly, in an effort to get out as much information as possible to the community.

August 15, 2006 Policy Topic meeting: Mr. Berndt stated that staff would prefer to use the meeting time to discuss the housing linkage item in order to better facilitate discussion. City Council President Pro-Tem Dellinger requested that staff provide a brief update on the other items. **UNANIMOUS CONSENT:** Staff to proceed as recommended.

**e. November ballot discussion.**

**1.) Recreation Center/Recreation District.**

City Council President Brenner stepped down.

Mr. Wilson thanked all those that participated in the recent meetings.

Ms. Jill Brabec, Parks and Recreation Commission Chairperson, spoke to the recommendations provided in the Communication Form:

If authorized by Council, the Ad Hoc Group would work on developing:

1. Solid partnerships built among all interested parties to create a dynamic system, or “community interest group” by way of continued communication and collaboration.
2. Based on prioritization, list of options for meeting recreational needs.
3. Develop potential language for a ballot initiative.
4. Define an agreement between Steamboat Springs Health and Recreation Association and the City of Steamboat Springs to outline protection options that ensure the sustainability of this long-standing community amenity.

The group recommends that City Council approve funding for:

1. Continued facilitated Ad Hoc Group meetings.
2. Polling the citizens of our community.
3. Hiring a firm to construct ballot language.

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Ms. DuBord stated that an estimated cost of conducting a survey could be about \$10,000. It was questioned who would construct the ballot language. Ms. Brabec stated that staff could do this, perhaps with professional assistance. Mr. Lettunich stated that staff would contact the City's Bond Council regarding Taxpayer Bill of Rights language.

Council Member Antonucci supports developing the Ad Hoc Group and supports their charge. He would like Council to approve the continued facilitated Ad Hoc Group meetings.

City Council President Pro-Tem Dellinger questioned if the City wants to fund the Recreation Center. Council Member Antonucci suggested asking the community via ballot. Mr. Lettunich questioned if there is enough time to accommodate all these items. Ms. Brabec stated that people recognize the tight timeframe, but they are uncertain what can be accomplished. They

want to move forward, but need more information and feedback from Council.

Council Member Anderson encouraged Council to support the group's effort. He supports authorizing the Ad Hoc Group and recommendations 1-4 listed above, as well as funding the facilitation.

**PUBLIC COMMENT:**

Ms. JoEllen Heydon requested more direction from City Council. She stated that the Ballard King study suggests that Curci-Turner parcel is the best site for a Recreation Center. She would like to see concrete plans to move forward with a proposal for a "mini" first phase, and consider including a Senior Center in its own separate wing.

Ms. Shannon Lukens stated that the group will try to have a ballot item within the deadlines.

Ms. Luanne Power feels that a Recreation Center should be a "home away from home" and all activities should be in the same location, including a pool.

Mr. Chris Paoli encouraged Council to "think forward," and focus on one spot to grow from, rather than multiple places.

Ms. Pat Carney, Health and Recreation Association, stated that the facilitation was helpful and they are willing to work on a ballot issue. They believe that Health and Recreation is the best location for a pool, but can work with this Ad Hoc Group on a recreation issue.

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**GENERAL PUBLIC COMMENT**

Ms. Candice Lombardo, Tread of Pioneers Museum, and Mr. Robert Dieckhoff were present to request that a proclamation be placed on an agenda for The Year of the Museum. Mr. Dieckhoff gave a brief history of this proclamation.

**DIRECTION:** Staff to add this proclamation to an upcoming agenda.

Mr. Jim Curd, Yampa Valley Fly Fishers and Stream Improvement Trust, reported that they received \$155,000 in grant monies and thanked Intergovernmental Services staff for their help. He stated that the project will begin in three weeks and will be a great asset to the community.

Mr. Mark Freirich stated that a petition for an initiative by Protect the Public Interest, Inc. will be circulated regarding discontinuing aircraft operations at the Steamboat Springs Airport.

Ms. Valerie Peria voiced concern with litter in the community, specifically in the Tree Haus area, and requested that Parks and Recreation staff pick up litter on a daily basis.

Ms. Shannon Lukens stated that there are many locals who have Location Neutral Businesses and have to fly out of Denver, because it is too expensive to fly out of Hayden.

*At this time, Council returned to the Recreation Center discussion.*

**DIRECTION:** City Clerk to meet with and provide an election schedule to interested recreation center parties.

**MOTION:** Council Member Anderson moved and Council Member Antonucci seconded to authorize the Recreation Ad Hoc Group to develop recommendations 1-4 as stated above, approve the funding for facilitated Ad Hoc meetings and direct the City Manager to provide a cost estimate for a survey; if the ballot language comes forward in timely fashion, move forward, and include hiring Bond Council; **FRIENDLY AMENDMENT:** Council Member Strong offered the following friendly amendment to the motion: move forward with items 1, 2 and 4; changing item 3 to state “develop *potential* issues to place on the ballot”. The motion carried 5/1. City Council President Pro-Tem Dellinger opposed. City Council President Brenner stepped down.

Discussion during the motion:

Council Member Strong voiced concern with timeline and agrees with everything in the motion except for developing the ballot language.

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City Council President Pro-Tem Dellinger would rather go to the 2007 ballot with the recreation center ballot issue, feeling it would be more successful.

Council Member Anderson feels that the group is aware of the time constraints. He would like to support what they have accomplished and what they are proposing to do. Council Member Kaminski feels there may need to be more research in order to do this correctly.

Council Member Ivancie would like to keep the momentum, but there are a lot of questions and the timeline is a real issue. He questioned the level of funding for a survey and noted that if a 2006 ballot question fails, then the whole issue may be "poisoned," for future ballots. Council Member Anderson supports authorizing the group to move ahead developing partnerships, and potential ballot language.

**2.) URA-GID.**

Mr. Taylor spoke to providing operations and maintenance (O&M) for the Urban Renewal Authority (URA) proposed capital projects for construction. They have talked about how a General Improvement District (GID) might proceed. The owners expressed concern that the GID may not have the ability to bond other projects. They settled on a 6 mill levy and are looking for direction to prepare a petition to implement these revisions and issues and use the Committee to collect the required signatures. They need 30 percent of the electors in the District, or 200 signatures. \$480,000 would be generated and the total estimated cost for O&M is \$620,000, which does not cover Phase 2 projects.

**MOTION:** Council Member Strong moved and City Council President Pro-Tem Dellinger seconded to approve the City Clerk working with the petitioners to move forward with an election. The motion carried 7/0.

**3.) Clean Renewable Energy Bonds (CREBS).**

Ms. DuBord stated that CREBS is a new process, and if approved Steamboat Springs would be one of three municipalities in Colorado moving forward in this area. They are working with ALCO, Sun Edison and the Cities of Carbondale and Arvada. If there is direction to move forward, there is the possibility that the issue may need to go on the November 2006 ballot due to the Taxpayer Bill of Rights.

**MOTION:** City Council President Pro-Tem Dellinger moved and Council Member Strong seconded to approve moving forward to first reading and staff to provide more information. The motion carried 7/0.

**4.) Lodging Tax for Transportation.**

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City Council President Brenner noted that this is a proposal for a 1 percent additional lodging tax, to be earmarked for transit and sidewalks.

Mr. Krawzoff stated that lodging guests are major transit riders, and therefore, the lodging tax is appropriate and staff would work with Lodging Committee.

Council Member Antonucci questioned if the Lodging Committee had been contacted yet. He stated that due to the increase in fuel prices, everyone needs to become more efficient over the next couple years, and management companies will be looking at that. He supports working with the Lodging Committee, and then come back with a proposed tax at a later date.

**PUBLIC COMMENT:**

Mr. Bob Milne, Steamboat Resorts, agrees with Council Member Antonucci, and feels that transportation is a community challenge. He would like the opportunity to work together first before increasing the Lodging Tax. He stated that if the increase were approved, it would make the lodging tax 12.5 percent, and he feels that this increase would lead groups to look at other markets with a lower tax. He would like to look at all the alternatives first.

**MOTION:** City Council President Pro-Tem Dellinger moved and Council Member Ivancie seconded to approve moving forward and staff working with the Lodging Committee on more information, and preparation for an August 8, 2006 first reading of an ordinance for a November 2006 ballot issue regarding a lodging tax. The motion failed 3/4. Council Members Antonucci, Strong, Kaminski, and Anderson opposed.

Discussion during the motion:

Council Member Strong does not support an increase in the lodging tax, and stated that this discussion should have begun last November in order to put it on the ballot this fall. He feels that Council needs to look at the global picture. Council Member Antonucci feels that a lodging partnership needs to be formed first and does not support the motion. Council Member Anderson feels there needs to be more communication with the Lodging Committee, and that a comprehensive transportation plan is needed. Council Member Kaminski supports getting the groups together, but not going to the 2006 ballot.

**5.) City Council Pay Increase.**

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City Council President Pro-Tem Dellinger voiced concern that many people are not able to serve on Council due to the time constraints and lack of compensation. She feels that a pay increase may alleviate this some.

Council Member Ivancie supports putting this item on the ballot, noting that it is a challenge to make ends meet due to the increased cost of living in Steamboat Springs and due to the increased number of meetings, and time demand on a Council person.

Council Member Kaminski clarified that no one does this job for the money. He feels that it is a matter of efficiency and Council needs to work on the workloads. He supports putting a City Council pay increase on the ballot.

Council Member Anderson supports putting this item on the ballot and agrees that many people can't afford to serve on Council. However, he noted that the more Council gets paid, the more they are separated from the constituents.

**PUBLIC COMMENT:**

Mr. Dick Curtis stated that Council works for less than minimum wage, because they care about the community. He feels that the current salaries are below what they should be and it is difficult for the average person to be a Council member. He supports putting this item on the ballot.

Ms. Margaret Berglund agrees with Mr. Curtis, feeling that the opportunity to serve on Council should be an option for all citizens.

**MOTION:** City Council President Pro-Tem Dellinger moved and Council Member Ivancie seconded to approve working with the City Clerk to develop a reasonable City Council pay increase for an August 8, 2006 first reading of an ordinance to place this item on the November 2006 ballot. The motion carried 6/1. Council Member Strong opposed.

Discussion during the motion:

Council Member Strong opposes, feeling that a pay raise not appropriate, and it puts staff in awkward position.

**UNANIMOUS CONSENT:** Staff to also provide more information on transportation, transit routes and sidewalks.

**f. City Manager's Report: Ongoing Projects.**

Mr. Lanning further reported on the following:

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1. Noted that the Yampa Valley Housing Authority (YVHA) retreat agenda has been posted, if Council Members would like to attend.

Ms. DuBord reported on the following:

1. Noted that there was a Leader in Energy Efficient Design (LEED) charrette last week. Staff is working on designing a LEED building for the Community Center. It could be a "gold building," and there are only four of these buildings in Colorado.

City Council President Brenner noted that the County Building Department did attend this meeting. He supports moving forward with adopting the International Energy Code.

**CITY ATTORNEY'S REPORT**

Mr. Lettunich had no report.

**COMMUNITY REPORTS**

- \*6. **Location Neutral Survey results. (Noreen Moore)** To be heard at 5:30p.m.

Ms. Noreen Moore, Business Resource Director, presented the results of the Location Neutral Businesses Survey.

She provided a PowerPoint presentation highlighting the following: why we went looking; what we found, economic facts; personal facts; why they are here facts; industry; what does this mean for us; what they need to grow and thrive; what's working; some interesting questions; what should we be thinking about; business needs – things we should pay attention to now; community needs – things we should pay attention to now; and business needs- next steps (in the hopper).

Discussion took place relative, but not limited to: the next steps, and current needs.

**UNANIMOUS CONSENT:** Add this to the discussion at the August 29, 2006 joint meeting with the Commissioners.

Council Member Ivancie would also like to discuss business needs, affordability, making isolation work for us, and transportation into the valley.

**CONSENT CALENDAR - GENERAL BUSINESS**

7. **RESOLUTION: A resolution ratifying the Intergovernmental Agreement between the City of Steamboat Springs and Routt**

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**County providing for the conduct and finance of a Special Municipal Election to be held on Tuesday, November 7, 2006, as a coordinated election; and acknowledging continued municipal participation as such.**

City Council President Brenner read the resolution title into the record.

- 8. RESOLUTION: A resolution adopting a street name in the City of Steamboat Springs (Bridge Lane).**

City Council President Brenner read the resolution title into the record.

- 9. RESOLUTION: A resolution adopting a street name in the City of Steamboat Springs (Aspen Leaf Way).**

City Council President Brenner read the resolution title into the record.

This item was removed from the Consent Calendar for further discussion.

Council Member Ivancie disclosed that he worked on this project. Council felt it appropriate for Council Member Ivancie to remain seated, because a road name is a separate issue from a development project.

City Council President Pro-Tem Dellinger stated that Emergency Services has requested that street addresses maintain a theme in a particular area. She would like to maintain the "wind" theme in this area. Mr. Malia stated that the applicant did not feel "wind" theme worked with their development.

City Council President Brenner feels this is a health and safety issue and supports sending the street name back for more discussion.

**MOTION:** City Council President Pro-Tem Dellinger moved and Council Member Anderson seconded to send this item back and maintain a "wind" theme. The motion failed 3/4. Council Members Antonucci, Ivancie, Strong, and Brenner opposed.

Discussion during the motion:

It was noted that Emergency Services did approve this street name.

Council Member Strong does not support the motion, feeling that it is micromanaging.

Council Member Ivancie stated that the item went through the Technical Advisory

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Committee, and since Emergency Services approved it, it is acceptable.

**MOTION:** Council Member Antonucci moved and Council Member Ivancie seconded to approve a resolution adopting a street name in the City of Steamboat Springs (Aspen Leaf Way). The motion carried 6/1. City Council President Pro-Tem Dellinger opposed.

**10. RESOLUTION: A resolution adopting a street name in the City of Steamboat Springs (Clubhouse Circle).**

City Council President Brenner read the resolution title into the record.

**11. FIRST READING OF ORDINANCE: An ordinance adopting the Uniform Election Code of 1992 in lieu of the Municipal Election Code of 1965 as amended, for the Special Municipal Election to be held on November 7, 2006 to permit the City to participate in a coordinated polling place election with Routt County.**

City Council President Brenner read the ordinance title into the record.

**MOTION:** Council Member Ivancie moved and Council Member Antonucci seconded to approve items 7, 8, 10 and 11 of the Consent Calendar; a resolution ratifying the Intergovernmental Agreement between the City of Steamboat Springs and Routt County providing for the conduct and finance of a Special Municipal Election to be held on Tuesday, November 7, 2006, as a coordinated election; and acknowledging continued municipal participation as such; a resolution adopting a street name in the City of Steamboat Springs (Bridge Lane); a resolution adopting a street name in the City of Steamboat Springs (Clubhouse Circle); and the first reading of an ordinance adopting the Uniform Election Code of 1992 in lieu of the Municipal Election Code of 1965 as amended, for the Special Municipal Election to be held on November 7, 2006 to permit the City to participate in a coordinated polling place election with Routt County. The motion carried 7/0.

**12. FIRST READING OF ORDINANCE: An ordinance approving a one-year extension of the Sports Fields and Facilities License**

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**Agreement between the City and Triple Crown Sports, Inc.;  
providing an effective date; and setting a hearing date.**

City Council President Brenner read the ordinance title into the record.

This item was removed from the Consent Calendar for further discussion.

City Council President Pro-Tem Dellinger stated that they got no response to the request for proposal (RFP) for the Yampa Valley Economic Development Council study within the timeline, but they did recently receive one contact. She supports having additional time so the study can be done.

**MOTION:** Council Member Antonucci moved and Council Member Kaminski seconded to approve the first reading of an ordinance approving a one-year extension of the Sports Fields and Facilities License Agreement between the City and Triple Crown Sports, Inc.; providing an effective date; and setting a hearing date. The motion carried 7/0.

Discussion during the motion:

Ms. Sandy Evans-Hall, Steamboat Springs Chamber Resort Association, stated that they have put the sports complex on hold until the study is done.

Council Member Strong supports moving forward with the study. He voiced concern with changing mid-stream, and does not support tabling the item. He would like to move forward with the first reading, and get more information on the RFP.

Council Member Anderson is in favor of the first reading and suggested adding a condition that before second reading, Council have adequate information on the RFP and to know that the study is moving forward. He would like to have a status report on funding options for the sports complex available for second reading. He also requested that the City concurrently fund a tourism development strategic plan, or an alternatives plan. He supports the contract extension with this condition.

City Council President Pro-Tem Dellinger would like to talk about regional economic development.

**PUBLIC COMMENT:**

Mr. Bill Jameson is disappointed that the process is not moving forward faster.

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He noted that the Community Survey showed that Triple Crown is not well supported by the community.

Mr. Scott Campbell, Steamboat Resorts, stated that this extension allows time to complete the study. He supports the independent study and spoke to the “myth of dislike” of Triple Crown. He stated that many other communities would like to have Triple Crown’s business and it is the best summer business Steamboat Springs has.

Mr. Jim Schneider, Steamboat Ski & Resort Corporation, supports the extension feeling that it is important to the economic vitality of the community. He would like to move forward with the study and not lose the group in the meantime.

Ms. Kathy Stokes, Chamber President, supports the study and noted that the extension allows time to find the best solution.

Mr. Scott Marr, Holiday Inn, feels that Triple Crown is the cleanest, most family oriented business that he has seen, and they spend money in local establishments. He supports the extension.

City Council President Pro-Tem Dellinger would like to get more information on the RFP process, a better break down of user costs, and a sports complex status report. City Council President Brenner stated that he will need to see this information before second reading for his support of the Triple Crown one year extension.

Ms. Evans-Hall stated that she is willing to work on getting this information.

**DIRECTION:** Staff to provide an update on the RFP timeline, and status report on sports complex funding options and location, and bring information forward on a tourism development plan/study proposal by August 8, 2006. **MAJORITY CONSENT:** Staff to provide a minimum basis update on users hours. Council Members Strong and Kaminski did not support this.

**PLANNING COMMISSION (8:00pm)**

**13. Planning Commission Report.**

Mr. Steve Lewis, Planning Commission representative, was present and stated that the Commission did not discuss the Community Housing Plan for Wildhorse Meadows. They would like direction on where they should provide recommendations.

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City Council President Brenner spoke to the need for discussion on more communication with the City's Boards and Commissions. **DIRECTION:** Make this a part of the Housing Linkage Study discussion on the August 15, 2006 agenda.

**CONSENT CALENDAR- PLANNING COMMISSION REFERRALS:**

*There were no items scheduled for this portion of the agenda.*

**PUBLIC HEARINGS - PLANNING COMMISSION REFERRALS (8:00pm)**

**14. PROJECT: Wildhorse Meadows**

PETITION: Development plan and preliminary plat proposal for a 607 unit mixed use development on 47 acres at Tennis Meadows to include high density condominiums, medium density townhomes, and low density single family/duplex residential uses. The plan includes a commercial/cultural center, which incorporates support commercial, publicly accessible educational and cultural uses, as well as a private gondola,

which would connect to the proposed One Steamboat Place project.

*This is the first of two scheduled meetings; this item will also be heard July 25, 2006. No decision will be made at this time.*

City Council President Brenner read the project into the record.

Ms. Bott, Senior Planner, was present and stated that this is a very complex project. The location is significant to the entry to the ski area and the size and scale are significant. She stated that there will be a separate development agreement to govern facets of the project, including the proposition for a public or private gondola. She stated that the Planning Commission reviewed the project and had a number of issues.

Mr. Whitney Ward, Mr. Brent Pearson, and Mr. Steve Perkins, Resort Ventures West, were present.

Mr. Ward gave a PowerPoint presentation highlighting the following: site history; and the pre-application site plan.

Mr. Perkins continued with: the June 22, 2006 site plan community integration, concentric design, trails system, future connection to south; hearing comments; July 6, 2006 updated site plan; site cross sections; Mt. Werner Road profile;

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development standard variances; parcel 1-7 variances; and single family lot variances.

Mr. Pearson spoke to the evolution of the site plan; the land use program; and summary.

Mr. Lewis, Planning Commission representative, spoke to the building envelope and height variances allowing for more density and square footage. He stated that they would like the Land Use spreadsheet to be an attachment to the development agreement. Ms. Bott stated that staff intends to include this as an exhibit to the development agreement, but are waiting for additional changes.

Discussion took place relative, but not limited to: the reason for more density; the amount of variances; setbacks; the setback from the trail to the building; trail maintenance being the applicants responsibility; snow removal; maximum single family square footage; height; technical issues;

interconnectivity; mix of public and private roads; fire/emergency access; Planned Unit Development benefits; and the gondola.

**COUNCIL COMMENT:**

City Council President Brenner stated that the barn, sledding, and the public gondola may not be enough public benefit. He would like to see more affordable housing.

Comments on the gondola:

Council Member Strong feels the public benefit depends on housing and the gondola, and would not support the project if the gondola is private. Council Member Ivancie agrees. He stated that the ski area has lost all its "close-in" parking and the Tennis Meadows is the only thing left. He supports a public gondola.

Council Member Kaminski clarified that access or parking in the Meadows Lot is not being lost. City Council President Pro-Tem Dellinger feels the gondola should be public, and not paid for with public dollars. Council Member Antonucci would support a public gondola. Council Member Anderson agrees that the gondola should be public and feels this would satisfy the public benefit requirement. City Council President Brenner feels that public use could overwhelm the capacity of the gondola and it may need to be upgraded, which would require money.

Mr. Ward feels it would be a missed opportunity to not have a public gondola. However he feels it would be an issue to ferry 6,000 skiers a day from a parking lot to the mountain. He feels that the arrival experience would be enhanced by

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private lift in this location, and it would cost about 8 million to accommodate a higher capacity gondola. He spoke to private Tax Increment Financing and questioned who should participate if everyone benefits. He stated that they are offering to fund half, the Urban Renewal Authority could fund half, but the question is O&M.

City Council President Brenner clarified that the Steamboat Ski & Resort Corporation will still offer the bus system. Council Member Antonucci noted that the Meadows parking lot is a long way from the proposed gondola. Council Member Anderson supports having the gondola if there as an option for the public to use it, but does not support upgrading it.

Ms. Bott noted that the arts/community center is a public facility, which would be scheduled through the Homeowners Association.

Mr. Ward noted other public benefits like the tennis facility and the ball fields, and the 14-acre open space credit.

**PUBLIC COMMENT:**

Mr. Bill Jameson feels that the plan presented is what staff advised the applicant to present, and whether it is good direction or not is in question. He voiced concern with the Planned Unit Development process and variances. He feels the general public will not ride the gondola.

Mr. Neil Stein questioned the porch setback and voiced concern with the parking and the cost of the gondola.

Mr. Jim Schneider, Steamboat Ski & Resort Corporation, supports the project. He feels that this project, as well as One Steamboat Place, are the catalyst to the future of the ski area. He supports the lift as private, but noted that Steamboat Ski & Resort Corporation will be at the table to discuss all the options. He feels that if the gondola is public it may need to be moved closer to the parking lot, and stated that they support the barn proposal.

Mr. John Whittum spoke to the Inclusionary Zoning ordinance and voiced concern with having "lifeless areas" in town because of second homeowners. He questioned if the request to have payment in lieu of affordable housing is in the best interest of the community.

**14a. Community Housing Plan.**

*This item will be heard at the July 25, 2006 Council meeting.*

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15. **SECOND READING OF ORDINANCE: An ordinance amending Article VII, Subdivision Regulations, of the Community Development Code to add provisions relating to extraterritorial major street planning; providing for severability; repealing all conflicting ordinances; and providing an effective date. (Foote)**

*This item was postponed from the June 27, 2006 City Council agenda.*

City Council President Brenner read the ordinance title into the record.

Mr. Foote spoke to the highlighted sections that limit the reach of the ordinance. He stated that the second highlighted section was added at the request of Mr. John Merrill, County Attorney, because they are concerned with adding another layer of government. He clarified that the ordinance ensures that there is no gap.

Council Member Kaminski left the meeting at 11:23pm.

PUBLIC COMMENT: No one appeared for public hearing.

**MOTION:** Council Member Anderson moved and Council Member Antonucci seconded to table to the July 25, 2006 City Council meeting the second reading of an ordinance amending Article VII, Subdivision Regulations, of the Community Development Code to add provisions relating to extraterritorial major street planning; providing for severability; repealing all conflicting ordinances; and providing an effective date. The motion carried 4/2. Council Members Brenner and Strong opposed. Council Member Kaminski had previously left the meeting.

**PUBLIC HEARING - GENERAL BUSINESS (9:00pm)**

16. **SECOND READING OF ORDINANCE: An ordinance vacating a portion of Yampa Street, Third Street, and Fourth Street adjacent to the real property owned by Riverwalk Steamboat, LLC, more particularly described below; providing an effective date and setting a hearing date.**

City Council President Brenner read the ordinance title into the record.

PUBLIC COMMENT: No one appeared for public hearing.

**MOTION:** Council Member Strong moved and City Council President Pro-Tem Dellinger seconded to table to the July 25, 2006 City Council meeting the second reading of an ordinance vacating a portion of Yampa Street, Third Street, and Fourth Street adjacent to the real property owned by Riverwalk Steamboat, LLC, more particularly described below; providing an effective date and setting a

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hearing date. The motion carried 6/0. Council Member Kaminski had previously left the meeting.

- 17. SECOND READING OF ORDINANCE: An ordinance vacating a common utility easement located on Lot 1, Trappeurs Crossing subdivision, Lodge and expansion parcels of Champagne Lodge at Trappeurs Crossing Resort and Condominium parcel of Timberline at Trappeurs Crossing Resort, located in the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 27, T6N, R84W, 6th P.M., City of Steamboat Springs, Routt County, Colorado; providing an effective date and setting a hearing date.**

City Council President Brenner read the ordinance title into the record.

Council Member Antonucci stepped down.

PUBLIC COMMENT: No one appeared for public hearing.

**MOTION:** Council Member Strong moved and City Council President Pro-Tem Dellinger seconded to approve the second reading of an ordinance vacating a common utility easement located on Lot 1, Trappeurs Crossing subdivision, Lodge and expansion parcels of Champagne Lodge at Trappeurs Crossing Resort and Condominium parcel of Timberline at Trappeurs Crossing Resort, located in the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 27, T6N, R84W, 6th P.M., City of Steamboat Springs, Routt County, Colorado; providing an effective date and setting a hearing date. The motion carried 5/0. Council Member Antonucci stepped down. Council Member Kaminski had previously left the meeting.

Council Member Antonucci returned to the meeting.

- 18. SECOND READING OF ORDINANCE: An ordinance vacating 56 square feet of a utility and access easement at the Champagne Lodge at Trappeurs Crossing Expansion Property 4; providing an effective date and setting a hearing date.**

City Council President Brenner read the ordinance title into the record.

PUBLIC COMMENT: No one appeared for public hearing.

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**MOTION:** Council Member Ivancie moved and Council Member Strong seconded to approve the second reading of an ordinance vacating 56 square feet of a utility and access easement at the Champagne Lodge at Trappeurs Crossing Expansion Property 4; providing an effective date and setting a hearing date. The motion carried 5/0. Council Member Antonucci stepped down. Council Member Kaminski had previously left the meeting.

Council Member Antonucci returned to the meeting.

**POLICY REVIEW**

*There were no items scheduled for this portion of the agenda.*

**ADJOURNMENT**

**MOTION:** Council Member Strong moved and Council Member Antonucci seconded to adjourn Regular Meeting 2006-19 at approximately 11:30pm. The motion carried 6/0. Council Member Kaminski had previously left the meeting.

**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

**APPROVED THIS 8th DAY OF August, 2006.**