

CITY OF STEAMBOAT SPRINGS

REGULAR MEETING NO. 2006-23

TUESDAY, AUGUST 22, 2006

MINUTES

Ms. Susan Dellinger, City Council President Pro-Tem, called Regular Meeting No. 2006-23 of the Steamboat Springs City Council to order at 3:57pm, Tuesday, August 22, 2006, in Centennial Hall, Steamboat Springs, Colorado.

City Council Members present: Susan Dellinger, Towny Anderson, Loui Antonucci, Steve Ivancie, and Kevin Kaminski. Paul Strong arrived at 4:00pm and Ken Brenner arrived at 4:09pm.

City Staff Members present: Alan D. Lanning, City Manager; Anthony B. Lettunich, City Attorney; Julie Jordan, City Clerk; Julie Franklin, Deputy City Clerk; Don Taylor, Director of Financial Services; Linda Kakela, Director of Intergovernmental Services; Suzanne Bott, Senior Planner; George Krawzoff, Director of Transportation Services; Jim Weber, Director of Public Works; Tom Leeson, Director of Planning Services; Sid Rivers, City Planner; Robert DelValle, Police Captain; Ben Beall, Staff Engineer; Bob Struble, Assistant Fire Chief; Winnie DelliQuadri, Grants Analyst; Mel Baker, Fire Suppression; 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 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).

MOTION: Council Member Kaminski moved and Council Member Antonucci seconded to adjourn Regular Meeting 2006-23 at approximately 3:57pm for a conference with the City Attorney for the purpose of receiving legal advice on specific 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). The motion carried 5/0. Council Members Brenner and Strong had not yet arrived.

Council Member Strong arrived at 4:00pm. City Council President Brenner arrived at 4:09pm.

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MOTION: Council Member Ivancie moved and City Council President Pro-Tem Dellinger seconded to come out of executive session and reconvene Regular Meeting 2006-23 at approximately 4:52pm. The motion carried 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.

CITY COUNCIL UPDATE (5:00pm)

1. COUNCIL MEMBERS' REPORTS

a. Area Plan Coordinating Committee.

Council Member Strong provided an update, noting that at the last meeting they discussed the West Steamboat Springs Area Plan Action Items, as well as the Community Plan Action Items. They further discussed the County and City economic development piece and a proposed intergovernmental agreement with Routt County.

b. Yampa Valley Airport Commission (YVAC).

City Council President Pro-Tem Dellinger provided the agenda and packet for the August 10, 2006 YVAC meeting. She spoke to the amendment to the by-laws, and the Airport Steering Committee's question regarding continuing with the Alternative Study.

Council Member Anderson questioned if Mr. Chad James, facilitator, should continue work with the Steering Committee.

Mr. Lanning stated that the Steering Committee meetings were emotional at first, but have settled down and will be more productive. He feels that Mr. James got the Committee headed in right direction.

Mr. Krawzoff stated that Mr. James' original scope of work included four, two-hour meetings. To date he believes Mr. James has about 5.5 hours left to work with the group. Council Member Anderson spoke to getting "buy in" from the Steering Committee in terms of the facilitator continuing.

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Council Member Anderson also questioned a letter the City recently received from the Federal Aviation Administration (FAA) in response to a proposed initiative to close the Steamboat Springs Airport via ballot. Mr. Krawzoff stated that the FAA will usually object to closing an airport without any thought to its future use.

UNANIMOUS CONSENT: City staff to move forward for the time being and get more information on the scope of work for the Steamboat Springs Airport Steering Committee.

DIRECTION: City Staff to provide more information on the implications of the FAA letter.

UNANIMOUS CONSENT: Mr. James to complete the remainder of his time commitment with the Steering Committee.

Further reports:

Council Member Kaminski:

1. Read a statement into the record regarding stepping down from City Council because he will no longer reside in the District he represents, as of September 19, 2006. *This statement is on file in the City Clerk's Office.*

Council Member Strong:

1. Noted that he represented the City, in Mexico City, at the Conference on Mexican/American relations. Immigration issues were the main topic of the conference.
2. Attended a Planning Commission Worksession and passed on their concerns regarding splitting up the larger planning items into two meetings, because the Planning Commission representatives alternate attending Council meetings.

Council Member Anderson:

1. Questioned the status of a request from Jane Toothaker regarding the Northwest Colorado Technical Education Project. **DIRECTION:** City Manager to follow up.
2. Questioned if there will be City representation regarding issues and trends at the upcoming Northwest Colorado Transportation Planning Region meeting. Mr. Krawzoff noted that he and Ms. Kakela attend these meetings. Ms. Kakela further noted that there will be an open house on the 2035 Statewide Plan, as well as regular meetings. **DIRECTION:** City Clerk to schedule a brief agenda item on September 12, 2006.
3. Questioned the status of the Summer Tourism Study. Mr. Lanning noted that this is being researched.

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Council Member Antonucci:

1. Noted that the Ribbon Cutting for the Fox Creek Affordable Housing project is August 31, 2006 at 4:00pm.
2. Questioned the status of the request from Mr. Tom Sharp regarding water issues. **DIRECTION:** Ms. Jordan to follow up.
3. Questioned the status of Mr. Walter Scott's letter regarding temporary access issues regarding County land near the airport. Mr. Lettunich noted that he is unsure of the scope and has asked for more information.

City Council President Brenner:

1. Provided a tentative agenda for the upcoming City Council retreat, to be held on Wednesday, September 27, 2006.

2. AGENDA REVIEW

- a. **Council agendas for August 29 (Joint meeting with Routt County Commissioners), August 29 (Special Meeting), and September 5, 2006.**

DIRECTION: Ms. Jordan to close the August 29, and September 5, 2006 agendas.

- b. **Steamboat Springs Liquor Authority for September 7, 2006.**

DIRECTION: Ms. Jordan to close the September 7, 2006 Liquor License Authority agenda.

CITY STAFF REPORTS

3. UPDATES:

- a. **Intergovernmental Services Report.**

MOTION: Council Member Strong moved and Council Member Ivancie seconded to approve submitting a grant application to the Colorado Department of Transportation for up to \$25,000 in Law Enforcement Assistance Fund (LEAF) for alcohol education, prevention, and enforcement. The motion carried 7/0.

DIRECTION: To join the Colorado Municipal League in sending letters to Senators Salazar and Allard asking for opposition to HR 5252.

Ms. Kakela further reported on the following: noted that Colorado Department of Transportation Region Chairman Dan Ellison will retire from the region, and Vice Chair Duane Daily was defeated in Grand County. Therefore, the Chairman seat will be open for election.

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She further noted an invitation from the Mexican Consul General to attend a Gala Cultural event in Denver on September 15, 2006.

b. Financial Services Report.

Mr. Taylor provided the Sales, Use and Accommodation Tax Report and the Year to Date Activity Report. Discussion took place relative, but not limited to: the year to date comparison, and April activity in other mountain communities.

City Council President Brenner noted that Council has already spent any sales tax increase for this year on requested projects.

**1. Pre-Budget Review.
a) Public Safety**

Mr. Stewart and Mr. Struble provided a PowerPoint presentation highlighting the following: Steamboat Springs Fire-Rescue external duties and services; internal duties and services; actual Fire and Emergency Medical Service call volume 1993-2005; actual Fire and Emergency Medical Service call volume 2000-2005 (2006 projected); call volume versus full time staffing; points to consider; and summary.

Discussion took place regarding the increase/decline in call numbers and wildland fires.

Mr. Hays provided a PowerPoint presentation highlighting the following: Police calls for service 1996-2005; total Computer Aided Dispatch (CAD) versus Records Management System (RMS) calls for service 2001-2005; reported felony offenses 2001-2005; monthly incidents 2005; accident stats 1996-2005; calls per hour of the day; and staffing compared to other state jurisdictions.

b) Public Works

Mr. Weber noted that the Public Works budget has met the guidelines from Finance. He noted that in the Streets portion, he is looking for an additional sand truck and full time driver. Additionally, due to the administrative demand of streets, water and wastewater, he would like to make the Public Works Staff Assistant a full time position.

Discussion took place relative, but not limited to: Long Thong utilities; budgeting for fuels; the street paving program; weed control/possibly goats to control the weeds; and the purchase of hybrid vehicles.

DIRECTION: Staff to specifically address hybrid vehicles in the presentation at the Budget Retreat, to be held on October 3, 2006.

c. Manager's Report: Ongoing Projects.

1) Routt County Economic Development Coalition Memorandum of Understanding (MOU) discussion.

Mr. Lanning noted that this item will be discussed at the joint meeting with the Commissioner's on August 29, 2006.

Council Member Antonucci noted that he is the City representative for Location Neutral Businesses and suggested that the City and County propose their thoughts and questions to him.

City Council President Brenner voiced concern with redundancy relative to Economic Development. Council Member Antonucci noted that the Steamboat Springs Economic Development Council is the only true economic development group in the area because the others are narrowly focused. The Steamboat Springs Economic Development Council would be the "umbrella" and all others groups would fall under it. **UNANIMOUS CONSENT:** Review the MOU and make changes after the August 29, 2006 discussion with the Routt County Commissioners.

DIRECTION. City Manager to provide a summary of the accomplishments of Economic Development groups, what is projected for the future and also provide (to the best of his ability) a chronology of the groups.

2.) Activity Update

Mr. Lanning provided a written update of ongoing City Manager projects, meetings and staff direction.

CITY ATTORNEY'S REPORT

Mr. Lettunich had no report.

GENERAL PUBLIC COMMENT

No one appeared for General Public Comment.

PROCLAMATIONS AND RECOGNITIONS:

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

COMMUNITY REPORTS

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

CONSENT CALENDAR - GENERAL BUSINESS

4. **DRAFT RESOLUTION: Intergovernmental agreement concerning cooperative planning efforts between the City of Steamboat Springs and Routt County.**

City Council President Brenner read the draft intergovernmental agreement into the record.

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

Mr. Lettunich stated that there were intergovernmental agreements in 1990 and 1995 regarding cross-referring development applications. This draft Intergovernmental Agreement (IGA) refers to the extraterritorial ordinance on roads, and also speaks to an area in the County outside the urban growth boundary, that is not available to the County for anything other than agriculture.

The County has requested to revisit and discuss this on August 29, 2006. The Commissioners have developed a bullet list of issues to be covered in the IGA, and have requested that the City develop its own bullet list to discuss further at the meeting.

DIRECTION: Mr. Lettunich to distribute the IGA in its current form and a summary memo for Council to review at a future City Council meeting.

MOTION: Council Member Ivancie moved and Council Member Antonucci seconded to table indefinitely the intergovernmental agreement concerning cooperative planning efforts between the City of Steamboat Springs and Routt County. The motion carried 7/0.

5. **RESOLUTION: A resolution finding and declaring a public necessity and public purpose in the acquisition of easements necessary for the construction and maintenance of a sanitary sewer line identified in the West of Steamboat Springs Area Plan; to authorize the acquisition of said easement by negotiation or proceeding in eminent domain; and directing attorneys employed by the City to commence, conduct, and conclude such proceedings as may be required or necessary to acquire the easements necessary for such purposes.**

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

6. **FIRST READING OF ORDINANCE:** An ordinance approving a utility easement agreement between the City of Steamboat Springs and Residences of Old Town Condominium Association; repealing all conflicting ordinances; providing for severability; and providing an effective date.

This item was postponed from the August 8, 2006 City Council meeting.

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

MOTION: Council Member Kaminski moved and Council Member Ivancie seconded to approve items 5 and 6 of the Consent Calendar; a resolution finding and declaring a public necessity and public purpose in the acquisition of easements necessary for the construction and maintenance of a sanitary sewer line identified in the West of Steamboat Springs Area Plan; to authorize the acquisition of said easement by negotiation or proceeding in eminent domain; and directing attorneys employed by the City to commence, conduct, and conclude such proceedings as may be required or necessary to acquire the easements necessary for such purposes; and the first reading of an ordinance approving a utility easement agreement between the City of Steamboat Springs and Residences of Old Town Condominium Association; repealing all conflicting ordinances; providing for severability; and providing an effective date. The motion carried 7/0.

PLANNING COMMISSION

7. **Planning Commission Report.**

Ms. Kathi Meyer, Planning Commission representative, was present and had no report.

CONSENT CALENDAR- PLANNING COMMISSION REFERRALS:

8. **PROJECT: Original Town of Steamboat Springs, Block 19, Lots 8-10 (Alpiner Lodge)**
PETITION: Final development plan request to remodel the exterior of the Alpiner Lodge.

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

9. **PROJECT: Winterthur at Burgess Creek**
PETITION: Development plan and final development plan request to place a triplex with a variance request to the sidewalk requirement.

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

CONDITIONS:

1. Provide a construction site management plan including identification of storm water quality management for construction with the building permit application.
2. Projects with an estimated construction cost of more than \$250,000 shall provide community amenities on site (where appropriate) in an amount equal to ½% of the construction cost valuation, as determined by the Routt County Building Department, or provide a contribution for community amenities, or provide a combination of community amenities and a contribution. The contribution shall be paid at the time the building permit is issued for the project.
3. Stone siding must wrap around from the front side of the building to the west building elevation.
4. Additional right-of-way must be dedicated to the City with the final plat.
5. The Community Housing Plan payment-in-lieu fee of \$14,460.00 must be paid at the time of building permit.

MOTION: Council Member Strong moved and Council Member Antonucci seconded to approve items 8 and 9 of the Planning Consent Calendar; final development plan for Original Town of Steamboat Springs, Block 19, Lots 8-10 (Alpiner Lodge), with no conditions; and development plan and final development plan for Winterthur at Burgess Creek with conditions 1-5. The motion carried 7/0.

PUBLIC HEARINGS - PLANNING COMMISSION REFERRALS

10. PROJECT: Ski Hill Subdivision, Part of Parcel E (One Steamboat Place)

PETITION: Development plan application for a 500,000 square feet mixed use development at the Steamboat Ski Resort, including a new entry to the ski area and gondola, 90 residential units, and 17,000 square feet of commercial.

11. Community Housing Plan.

This is the second of two scheduled hearings; this item was also heard at the August 8, 2006 meeting.

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

Council Member Strong disclosed that he was not present at the August 8, 2006 meeting, the initial project review. Council felt it appropriate for Council Member Strong to remain seated.

Ms. Bott, Senior Planner, was present and noted the additional detail to the Gondola Transit Center (GTC) and the revised conditions of approval. She stated that with respect to fire access safety, the buildings will be built according to requirements for high-rise structures.

Mr. Peter Patten, Mr. David Burton, Mr. Robin Schiller and Mr. Jim Wells were present representing the project.

Mr. Schiller, CCY Architects, provided a PowerPoint presentation highlighting the following: locker rooms; request to deleting units on 6 floor; request to reduce the mass; request to chopping roofs off; request to provide more, smaller units; fractional unit proposal; fire safety; affordable housing; request to improvements at Après Ski way and Village Drive; and height variances.

Discussion took place relative, but not limited to: snow slide problems from the Steamboat Grand roof; the Gondola Transit Center and possible duplication of costs; different material for the view corridor; and the warm bed concept.

Mr. Wells spoke to the GTC and the Urban Renewal Authority (URA) master plan. He noted that at some point is it proposed that the GTC be moved, and at some point there will be broad redevelopment of the base area. However, what they are proposing now is a good interim solution.

Mr. Weber stated that the GTC needs to absorb vehicles as work is done on Lot 1, so to some extent the GTC plan is interim. He stated that staff is not in complete agreement with the information presented by the traffic engineer; there are a number of different positions regarding the assignment of total parking and how it will be allocated.

City Council President Brenner noted the need to make sure we have adequate capacity for van drop off. Mr. Weber stated that this area (the GTC) will be full and congested.

Mr. Krawzoff feels that the GTC is not a public improvement, but is an effort to retain status quo. With the number of vehicles and growth, it will not be better than it is today, and he hopes it will be the same.

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City Council President Brenner questioned maintenance of the GTC. Mr. Weber stated that there are no proposals to change the maintenance; the Steamboat Ski & Resort Corporation will provide snow removal in the area. City Council President Brenner questioned condition 1c, improvements at the intersection of Apres Ski Way and Village Drive. Mr. Weber stated that this area has been identified for improvements for many years and feels that this intersection will still be the main entrance to the building, and the main point of arrival.

Mr. Lettunich stated that there needs to be a rough proportional nexus to what the City wants the developer to pay towards intersection improvements. The applicant is willing to pay up to \$50,000, Mr. Lettunich suggested a firm \$50,000.

City Council President Brenner questioned the warm bed/fractional issue. Mr. Burton stated that it will be one property, with one front desk. City Council President Brenner questioned what to expect from the rental opportunities with respect to lodging tax revenues. Mr. Burton feels there will be good rental opportunities. City Council President Brenner asked if there can be assurance that there will not be vacant units. Mr. Burton stated that they couldn't control how much single owners will rent out their units. However, in his experience they have not had a property without high occupancy. City Council President Brenner wants the developers to make best efforts to assure high rental occupancy.

Community Housing Plan (CHP):

Mr. Patten continued with the PowerPoint presentation highlighting: the base area Planned Unit Development (PUD); minimum requirement of 14 units; proposed compliance; calculation methodology; proposal advantages; affordable housing quality; affordable/resort conflicts; higher level of benefit; efficiency of payment in lieu; Fox Creek Village example; half percent real estate transfer fee; and a summary.

Mr. Patten clarified that they will proceed under the Inclusionary Zoning (IZ) ordinance.

PUBLIC COMMENT:

Mr. Rich Levy voiced concern that the employee housing included in the Housing Plan is already claimed as a public benefit under the PUD, and therefore is "double dipping." He stated that affordable housing in the resort

area has been done in other high-end resorts, and he thinks it would work here.

Ms. Diane Brower feels that the fee in lieu is too low and clarified that the developer does have the option to buy land and build the affordable housing elsewhere in the City.

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Mr. Mark O'Riley feels that affordable housing is important, but feels this is a complex project and there is the opportunity to have a high quality development. He feels the CHP is a good approach, but living at the base area is not very "neighborhood-like." He feels that employee housing is more appropriate off site.

Mr. Scott Gordon feels this is a quality project that will revitalize the base area. He is in favor of the project.

Mr. Keith Skytta, Snowflower Condominiums, supports the project, but does not want to see the affordable housing component in such a high traffic area.

Mr. Jim Schneider, Steamboat Ski & Resort Corporation, supports the development plan and the CHP as proposed. He feels the project will be a catalyst for what the base area can be in the future. He feels this is where height and mass belong and will provide a better guest experience for all. He noted that the Ski Patrol facility will be better accommodated in the Christie area.

Ms. Maggie Berglund, Community Alliance, noted that she conducted an informal poll, which showed that many people feel the base area is an appropriate place for affordable housing, because it is close to where many work.

Mr. Chuck Porter, Steamboat Sheraton representative, noted that he lived at the base area for ten years and there was an incompatibility of life style between local residents and guests. He feels that base area housing can serve as "transitional housing." He feels the payment in lieu has to be a viable option to allow flexibility.

Mr. Jeff Temple, Ski Time Square property owner, feels this is a quality development and supports the fee in lieu for worker affordable housing.

Mr. Lettunich spoke to the "findings of fact" regarding "on-site" versus "off-site." He questioned if the disturbances to the community housing units from short-term vacation accommodations and other short-term rentals, cannot be feasibly mitigated.

Council Member Strong stated that he is not "sold on" the fee in lieu. He would like to see some units at the base area, but not all, and would like to see more employee units.

Council Member Anderson noted that if housing is located at the base area, the affordable housing units could be in the basement. He would feel better about the fee in lieu if the City could obtain land south of town for worker affordable housing.

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Council Member Antonucci voiced concern with the lack of neighborhood at the base area. He stated that the constituents he has spoken with did not think it was appropriate to have affordable housing on that site. He feels the disturbances, such as noise and traffic, would be hard to integrate into a residential area. He would support housing in a separate building and feels that if it were on site, it might be undesirable (in the basement).

Council Member Ivancie noted the need to “set the bar high” in this area and feels that the disturbances can be mitigated. He feels that livability is in the “eye of the beholder,” and there may be a compromise. He feels the fee in lieu for affordable housing is too low.

Council Member Kaminski feels this is where the City can build partnerships, buy land, and have developers build the affordable housing units. He feels the fee in lieu may be too low and units at the base area would be undesirable.

City Council President Pro-Tem Dellinger would like people to have a place to start, with the option to move up and build equity. She would like to see the affordable housing units stay on site, and would like to see more affordable housing units.

City Council President Brenner feels the disturbances can be mitigated at the base area. He agrees with Council Member Strong (with respect to affordable housing units) that not all should be mitigated on site, he would like to see half on, and half off site.

It was suggested to have half of the affordable housing units built on site, with no fee in lieu, and the rest built by the developer off site, south of 3rd Street.

MOTION: City Council President Pro-Tem Dellinger moved and Council Member Ivancie seconded to deny the proposed One Steamboat Place Community Housing Plan. The motion carried 7/0.

Discussion during the motion:

Council Member Anderson would like to see the CHP denied or tabled with the understanding that staff will be working with the developer to come up with something that works for the community and “sets the bar high.”

Mr. Patten proposed looking at the CHP as a separate issue to be approved before the One Steamboat Place project is allowed to pull any development permits, and be allowed to move ahead with the development plan. He suggested this be a condition of approval for the project.

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Mr. Lettunich stated that the IZ language infers that the developer needs to have the CHP at time of the development plan application, but in this case this is not totally clear. It needs to be made clear in the future whether it is at, or before the development plan application. He suggests that this project require the CHP be at, or before the final development plan.

UNANIMOUS CONSENT: To postpone the CHP until final development plan approval and proceed with the development plan tonight.

The following amendments to the conditions were suggested and agreed upon by the applicant:

Condition 1c shall read that the developer shall contribute \$50,000 at the time of Building Permit to the intersection improvements at Apres Ski Way and Village Drive.

Condition 5c shall read that a Community Housing Plan will be approved by City Council prior to applying for the Final Development Plan.

Conditions 5d shall read that at the time of Final Development Plan application, the applicant and City staff shall submit and enter into a development agreement that shall stipulate the off site agreements, Community Housing Plan, and any additional items determined to be necessary by the City, for approval of City Council. The development agreement shall be subject to the review and approval of the City Attorney prior to execution.

MOTION: Council Member Strong moved and Council Member Anderson seconded to approve the One Steamboat Place development plan with conditions 1-5 as amended above. The motion carried 6/1. City Council President Pro-Tem Dellinger opposed.

Discussion during the motion:

City Council President Pro-Tem Dellinger voiced concern with 84% off the market for the lodging tax, the GTC, and the size of the units.

Council Member Anderson stated that this is a difficult site to develop at the base area and spoke to the need for a mechanism to negotiate with developers.

City Council President Brenner spoke to the merits of the project, feeling that it is an excellent project.

UNANIMOUS CONSENT: To schedule a CHP worksession on August 29, 2006, from 5:00-6:00pm.

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DIRECTION: Staff to provide an update on the lodging tax and club ownership.

DIRECTION: Staff to schedule a policy topic meeting on the fee in lieu amount and calculation.

At this time Council heard agenda items 13-20, Public Hearings, General Business.

12. PROJECT: Torian Plum Condominiums, Unit DS-3C (Real Estate Office for One Steamboat Place)

PETITION: Development plan application for a 1,160 square foot real estate sales office to be located on the ground floor in the Torian Plum Plaza for a maximum of 5 years. An office on the pedestrian level is a Conditional Use.

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

Ms. Bott, Senior Planner, was present and stated that this project is reviewed separately based upon the conditions of the site and the type of application. She stated that this is not an active area at this point and this project will be an activity generator for an interim period (it is only for the sale of units at One Steamboat Place).

PUBLIC COMMENT: No one appeared for public hearing.

CONDITIONS:

1. The approval for an office use shall expire 5 years from the date of City Council approval.
2. The sales office shall be used for the sale and resale of units within One Steamboat Place only.

MOTION: Council Member Antonucci moved and Council Member Anderson seconded to approve the development plan for Torian Plum Condominiums, Units DS-3C (Real estate for One Steamboat Place) with conditions 1-2. The motion carried 5/2. Council Members Dellinger and Ivancie opposed.

PUBLIC HEARING - GENERAL BUSINESS

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13. **SECOND READING OF ORDINANCE:** An ordinance submitting to a vote of the registered electors of the City of Steamboat Springs at the Special Municipal Election (coordinated with Routt County) to be held on November 7, 2006, a proposed amendment to the Steamboat Springs Home Rule Charter relative to City Council compensation.

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

PUBLIC COMMENT: No one appeared for public hearing.

Note for the record: A typographical error appeared in this ordinance. The compensation for the City Council President was incorrectly noted as \$1,100 a month, the correct number is \$1,200 a month.

MOTION: City Council President Pro-Tem Dellinger moved and Council Member Ivancie seconded to approve the second reading of an ordinance submitting to a vote of the registered electors of the City of Steamboat Springs at the Special Municipal Election (coordinated with Routt County) to be held on November 7, 2006, a proposed amendment to the Steamboat Springs Home Rule Charter relative to City Council compensation. The motion carried 6/1. Council Member Strong opposed.

14. **SECOND READING OF ORDINANCE:** An ordinance submitting to a vote of the electors of the City of Steamboat Springs at a Special Election to be held Tuesday, November 7, 2006 a ballot question authorizing the issuance of bonds in amounts up to \$18,000,000 for the purpose of constructing a Recreation Center and authorizing the imposition of a new property tax with first year revenues of up to \$1,600,000, the proceeds of which shall be dedicated to servicing the bond debt; and submitting a ballot question authorizing the imposition of a new property tax with first year revenues up to \$545,000, the proceeds of which shall be dedicated to defraying the operating and maintenance costs of the Recreation Center; fixing ballot titles; and establishing an effective date.

Staff requests this item be postponed to the August 29, 2006 City Council meeting.

City Council President Brenner stepped down.

City Council President Pro-Tem Dellinger read the ordinance title into the record.

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MOTION: City Council President Pro-Tem Dellinger moved and Council Member Ivancie seconded to postpone the second reading of the ordinance submitting to a vote of the electors of the City of Steamboat Springs at a Special Election to be held Tuesday, November 7, 2006 a ballot question authorizing the issuance of bonds in amounts up to \$18,000,000 for the purpose of constructing a Recreation Center and authorizing the imposition of a new property tax with first year revenues of up to \$1,600,000, the proceeds of which shall be dedicated to servicing the bond debt; and submitting a ballot question authorizing the imposition of a new property tax with first year revenues up to \$545,000, the proceeds of which shall be dedicated to defraying the operating and maintenance costs of the Recreation Center; fixing ballot titles; and establishing an effective date to the August 29, 2006 City Council agenda. The motion carried 6/0. City Council President Brenner stepped down.

City Council President Brenner returned to the meeting.

- 15. SECOND READING OF ORDINANCE: An ordinance approving a utility easement agreement between the City of Steamboat Springs and Bank of the West; repealing all conflicting ordinances; providing for severability; and providing an effective date.**

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

PUBLIC COMMENT: No one appeared for public hearing.

MOTION: Council Member Ivancie moved and City Council President Pro-Tem Dellinger seconded to approve the second reading of an ordinance approving a utility easement agreement between the City of Steamboat Springs and Bank of the West; repealing all conflicting ordinances; providing for severability; and providing an effective date. The motion carried 7/0.

- 16. SECOND READING OF ORDINANCE: An ordinance approving a utility easement agreement between the City of Steamboat Springs and Yampa Valley Electric Association; repealing all conflicting ordinances; providing for severability; and providing an effective date.**

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

PUBLIC COMMENT: No one appeared for public hearing.

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-23
August 22, 2006**

MOTION: Council Member Antonucci moved and Council Member Kaminski seconded to approve the second reading of an ordinance approving a utility easement agreement between the City of Steamboat Springs and Yampa Valley Electric Association; repealing all conflicting ordinances; providing for severability; and providing an effective date. The motion carried 7/0.

- 17. SECOND READING OF ORDINANCE: An ordinance approving a utility easement agreement between the City of Steamboat Springs and Anchor Professional Office Condo Homeowners Association; repealing all conflicting ordinances; providing for severability; and providing an effective date.**

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

PUBLIC COMMENT: No one appeared for public hearing.

MOTION: Council Member Antonucci moved and Council Member Ivancie seconded to approve the second reading of an ordinance approving a utility easement agreement between the City of Steamboat Springs and Anchor Professional Office Condo Homeowners Association; repealing all conflicting ordinances; providing for severability; and providing an effective date. The motion carried 7/0.

- 18. SECOND READING OF ORDINANCE: An ordinance approving a utility easement agreement between the City of Steamboat Springs and Wescoin, LP; repealing all conflicting ordinances; providing for severability; and providing an effective date.**

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

PUBLIC COMMENT: No one appeared for public hearing.

MOTION: Council Member Antonucci moved and City Council President Pro-Tem Dellinger seconded to approve the second reading of an ordinance approving a utility easement agreement between the City of Steamboat Springs and Wescoin, LP; repealing all conflicting ordinances; providing for severability; and providing an effective date. The motion carried 7/0.

- 19. SECOND READING OF ORDINANCE: An ordinance approving a utility easement agreement between the City of Steamboat Springs and Richard L. and Leslie M. Ryan; repealing all conflicting ordinances; providing for severability; and providing an effective date.**

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

STEAMBOAT SPRINGS CITY COUNCIL MINUTES

REGULAR MEETING 2006-23

August 22, 2006

PUBLIC COMMENT: No one appeared for public hearing.

MOTION: Council Member Antonucci moved and Council Member Ivancie seconded to approve the second reading of an ordinance approving a utility easement agreement between the City of Steamboat Springs and Richard L. and Leslie M. Ryan; repealing all conflicting ordinances; providing for severability; and providing an effective date. The motion carried 7/0.

- 20. SECOND READING OF ORDINANCE: An ordinance approving a utility easement agreement between the City of Steamboat Springs and 509 Lincoln, LLC; repealing all conflicting ordinances; providing for severability; and providing an effective date.**

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

PUBLIC COMMENT: No one appeared for public hearing.

MOTION: Council Member Antonucci moved and City Council President Pro-Tem Dellinger seconded to approve the second reading of an ordinance approving a utility easement agreement between the City of Steamboat Springs and 509 Lincoln, LLC; repealing all conflicting ordinances; providing for severability; and providing an effective date. The motion carried 7/0.

At this time Council returned to agenda item 12, One Steamboat Place.

POLICY REVIEW

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

ADJOURNMENT

MOTION: Council Member Strong moved and Council Member Ivancie seconded to adjourn Regular Meeting 2006-23 at approximately 10:48pm. The motion carried 7/0.

STEAMBOAT SPRINGS CITY COUNCIL MINUTES

REGULAR MEETING 2006-23

August 22, 2006

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 10th DAY OF October, 2006.