

CITY OF STEAMBOAT SPRINGS

REGULAR MEETING NO. 2006-30

TUESDAY, OCTOBER 24, 2006

MINUTES

Mr. Ken City Council President Brenner, City Council President, called Regular Meeting No. 2006-30 of the Steamboat Springs City Council to order at 5:00pm, Tuesday, October 24, 2006, in Centennial Hall, Steamboat Springs, Colorado.

City Council Members present: Ken Brenner, Susan Dellinger, Towny Anderson, Loui Antonucci, Steve Ivancie, Karen Post and Paul Strong.

City Staff Members present: Allen Lanning, City Manager; Anthony B. Mr. Lettunich, City Attorney; Julie Jordan, City Clerk; Don Taylor, Director of Financial Services; Tom Leeson, Director of Planning Services; and Brian Berndt, Assistant Director of Planning Services

Planning Commission Members present: Scott Myller, Dick Curtis, Steve Lewis, Kathi Meyer, Dana Stopher, and Nancy Engelken

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

PUBLIC HEARING - GENERAL BUSINESS

- 1. SECOND READING OF ORDINANCE:** An ordinance approving a contract to buy and sell real estate between the City of Steamboat Springs and Union Pacific Railroad; authorizing the City Council President or President Pro Tem to sign all necessary documents; providing for severability; and providing an effective date.

Mr. Lettunich stated that this is the same document as presented at the first reading.

MOTION: Council Member Antonucci moved and Council Member Post seconded to approve An ordinance approving a contract to buy and sell real estate between the City of Steamboat Springs and Union Pacific Railroad; authorizing the City Council President or President Pro Tem to sign all necessary documents; providing for severability; and providing an effective date. The motion carried 6/0.

WORKSESSION TOPIC

- 2. Planning Commission, role and powers.**

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Mr. Berndt spoke to the direction to look into the Planning Commission's responsibilities and roles. The memo goes through the processes, administration and public hearing requirements. The Charter states that it is the charge of the Planning Commission to act as an advisory body to the Council. The Administrative review is one that staff takes and handles administratively due to public comments or low impact. He explained the memo prepares a revised process that perhaps these items will still be heard by the Planning Commission, but City Council will not have to have as much discussion pertaining to these items. They could be looked at briefly by City Council, but would not necessarily have to be acted upon in Council.

Mr. Lettunich said that the Charter states that the Planning Commission shall be an advisory committee to assist Council, and it is the only one mentioned in the Charter. If either side opposes, adjacent property owners who want to appeal etc would require coming before City Council. Even if it is approved, there will have to be some sort of process, a passage of time, for an appeal period.

Council understands that the Planning Commission cannot be the approving body.

Council Member Strong stated that the process is on Administrative Review.

Council Member Anderson stated that they were briefed in April, now you see what's being proposed.

Ms. Dana Stopher, planning commissioner voiced concern that they are not elected and are an just people from the community.

Mr. Dick Curtis, also voiced concerns and questioned the end goal.

Ms. Nancy Engelken thought it critical for the Planning Commission to remain advisory to Council. Keeping the role as due diligence.

Council Member Strong felt that if the process works successfully, Council will see only PUD's. Thus maintaining the code more, since people will understand that there will not be another chance.

Mr. Lettunich stated that there is a Public Call Up where community members who have received notice and would appear at the Planning Commission and appeal to Council. He added this it is usually adjacent property owners who would know about it and have a 10-day period to appeal.

Mr. Lettunich clarified that Planning Commission is not being asked to make legal decisions. They are being asked to make a decision based on how a project fits into the community planning code. He added that if someone gets a project approved, they have 30 days to appeal a condition they don't like by Colorado Law.

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Mr. Lettunich stated that legal does need to staff the Planning Commission meetings, as any issues will come up at the City Council Meeting.

Council Member Strong stated that Planning Commission's reviews so far have been great and rarely has Council ever gone in a different direction.

Mr. Spence voiced discomfort with going in a different direction than the consent agenda, feeling it will confuse people and not necessarily help the process.

Mr. Curtis stated that in the Community Development Code, the goal was to streamline the process and make it quicker for the applicant. He added that more and more variances were being requested.

Mr. Spence felt that following the letter of code does not always ensure a premium project.

Council Member Anderson would like to see the system completely overhauled. He thinks more communities across the country have a Planning Commission system that actually goes to District Court. He would like to see all development handled by the Planning Commission. Council Member Anderson felt City Council members were not elected to review projects, but rather to run the City. Additionally, Council Member Anderson felt 3D visualization should be a must for all projects.

City Council President Pro-Tem Dellinger wants to see more discussions with Planning Commission, perhaps on a quarterly basis.

Mr. Curtis asked for clarification of Planning Commission.

Mr. Steve Lewis and City Council President Brenner, felt Planning Commission could better utilize the scheduled Planning Commission report.

Ms. Engelken stated that the city has an excellent planning staff.... knowledgeable, hard working and overworked. She suggested a moratorium on development until the City catches up, and then new options or processes can be discussed.

City Council President Brenner is in agreement on the Community Development Code revisions and improvements. He agreed that we needed to take time to work out details between these two bodies on how to develop a thorough review process to keep pace with the challenges of a growing community and subsequent code that needs to be in place.

Council Member Antonucci stated that the original concept was to streamline the review process for City Council. He felt taking the process we already have and changing it doesn't meet that goal.

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Council Member Strong needs more information on the Development Agreement condition for approval of the Final Development Plan (FTP).

DIRECTION: Prepare a first reading Ordinance to make the development agreement an approval condition to the issuance of the Final Development Plan (FDP).

DIRECTION: Have staff work up both options to see how the 14-day period would work and then pull from the Consent Agenda.

PUBLIC COMMENT:

Mr. Bill Jameson stated the city needed a development code that gets out of the "Let's Make a Deal Concept."

Ms. Mary Brown stated that it seems there's kind of a fundamental disconnect regarding the Consent Agenda and calling things up. She stated "If the intent is to rely on the Planning Commission's recommendation, then the intent should be that when something passes the committee it gets placed on the Consent Agenda for approval. Adding, she felt, if Council cannot uphold their Consent Agenda, then they should rethink their relationship with Planning Commission.

The Public needs confidence that we've flushed this out thoroughly and that there is an educated, informed body making the decisions.

Mr. Lewis stated that Planning Commission could use some education and training. City Council President Pro-Tem Dellinger felt the City could host seminars up here and have City Council, Planning Commission and City Staff attend. Ms. Engelken echoed that it is very beneficial for both bodies to understand the specifics for those who come before both bodies.

PUBLIC COMMENT:

Mr. Tom Ptach of Main Street, Steamboat Springs asked to open the agenda on November 14 for 10-15 minutes to bring forward a process they are discussing.

City Council President Brenner stated that with no idea on the scope of discussion, Main Street would stay on the December 5, City Council Meeting Agenda.

Ms. Joan Donham, Past President of the Steamboat Springs Dance Theatre Council Member Strongly suggested that a danceable hardwood floor be put into the new Community Center.

DIRECTION: City Staff to look into the dance floor request.

3. City Council project prioritization.

Mr. Lanning prepped Council that the objective, is to first of all identify all of the things that are important then place them in specific categories City Council Priorities, Meetings with Community Groups etc...

Look at lists and identify 15-20 that are the most important right now. Then prioritize them. At this time, the List is as follows:

Affordable Housing:

Strategic Plan

Redevelopment Exemption

Fee In Lieu Calculation/Philosophy

Code Issues to help Affordable Housing Projects

Incentives for small lot subdivisions

Incentive Matrix does have a condition for any type of single-family subdivision right now but it is all voluntary – unless somebody wants to go above and beyond what's in current matrix.

Incentives for density

Develop incentives for them – you don't have to put sidewalk but you do have to meet density requirements.

New PUD language might answer questions

Employee Housing – linkage on existing businesses

Housing Partnerships – linkage on existing businesses

Affordable Renting

Affordable Commercial – separate topic (Economic Development)

Housing allowed in Industrial Zones – employee units above warehouse spaces

- (Accessory Unit) Currently 25% of square footage 10,000 divided by 4 units at 2500 each

Permanent Funding Mechanism for Affordable Housing (voluntary RE transfer fee that earmarked for Affordable Housing) Real Estate Transfer Assessments (RETA)

Conditions, Covenants and Restrictions (CCRS)

Land Acquisition

Planning

Home Size Limits – Purchase of Development Rights (PDR)

3D Community Visualization (platform)

Big Box 11/14

City Council Priorities

Base Area Redevelopment (URA)

Wireless City (Downtown)

Water (Local and Regional), Conservation, Vendors, Basin Transfers, Water Quality,

Environmental Policy – stuff we can do sooner than later, ROI bonding, light bulbs, wind power, geothermal, YVEA buy-in, recycling opportunities

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curb/destruction, Outreach Program, Light use in our code, what role will new facilities director play – familiar with opportunities that exist environmentally.

Adoption of IEC (Int'l Energy Code)

Green Building Code

Youth & Teen Center (Rec Center if consolidated)

Tax Advisory Board – revisit recommendations

Conflict of Interest Ordinance

City Campaign Rules (State Rules that apply locally)

Economic Development Master Plan

Review Growth Management Advisory Committee Recommendations

Implement Tax Advisory Board Recommendations

Community Survey (CIP)

Open Space (Nov 07 Ballot – bring forward Open Space Acquisition)

Funding for Open Space, Sidewalks, Trails, Open Space, Transit, Bicycle

Friendly Community

Pedestrian Improvements

West Steamboat Springs Area Plan

 Addition of Slate Creek Road

Downtown Transition and Transformation

 Yampa Street – Waterfront Park & Event Location

 Infrastructure/Facility Relocations

 Joint Facility Use

Economic Development

Airports

Interest in YVRA – 97%

Economic Development Strategic Plan

 Summer Tourism Development Study w/Multi-Sports Complex

Nordic Center

Recreation Center Media Development

Community Groups (Meet with in 2007)

Steamboat Springs Airport Steering Committee

Planning Commission (Qtrly)

Board of County Commissioners

RE-2 School District

YVHA

Airport Commission

Parks and Recreation Commission

Chamber Executive Board

URA

RCEDC

YVEDC

Main Street

YV Partners

Water Commission

Mt. Werner

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HPAC
Ski Corp
Hayden
Oak Creek
Yampa
Craig
Other Routt County Municipalities
ABCC
Upper Yampa Water Conservative District
Fire Oversight Committee
Community Recreation Committee
Wildland Fire Committee
First Impressions
Grand Futures
Yampa Valley Recycles
Steamboat Springs Education Fund Board
YVMC
Steamboat Springs Winter Sports Council
Nordic Council
Board of County Commissioners

ADJOURNMENT

MOTION: Council Member Ivancie moved and City Council President Pro-Tem Dellinger seconded to adjourn Regular Meeting 2006-30 at approximately 10:15pm. The motion carried 6/0.

MINUTES PREPARED AND RESPECTFULLY SUBMITTED BY:

Sabrina Archuleta
Sabrina Archuleta
Acting Deputy City Clerk

REVIEWED AND RESPECTFULLY SUBMITTED BY:

Julie Jordan
Julie Jordan, MMC
City Clerk

APPROVED THIS 5th DAY OF December, 2006.

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