

CITY OF STEAMBOAT SPRINGS

REGULAR MEETING NO. 2006-31

TUESDAY, NOVEMBER 7, 2006

MINUTES

Mr. Ken Brenner, City Council President, called Regular Meeting No. 2006-31 of the Steamboat Springs City Council to order at 4:00pm, Tuesday, November 7, 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: Alan Lanning, City Manager; Anthony B. Lettunich, City Attorney; Kelly Halpin, City Clerk Staff Assistant; Laurie Manning, City Clerk's Office; Tom Leeson, Director of Planning Services; George Krawzoff, Director of Transportation Services; Brian Berndt, Assistant Director of Planning Services; Jim Weber, Director of Public Works; Don Taylor, Director of Financial Services; and Bob Litzau, Assistant Director of Financial Services.

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

**1. CURRENT PROJECT STATUS**

Ms. Halpin reviewed agendas for November 7, and November 14, 2006.  
**DIRECTION:** Ms. Jordan to close the agendas.

**Property Appeals**

Mr. Lettunich spoke on the Vacation Home Rental appeals that need to be addressed by City Council. The meeting would be very entailed, because of presentation and documentation. City Council President Brenner explained to Council how extensive an appeal meeting can be. City Council President Brenner asked Mr. Lettunich to give Council an update at the November 21, 2006 meeting so Council can make a better decision on scheduling a separate meeting. Council agreed to wait to hear the update on the appeal status on November 21, 2006.

**City Council Update Report**

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Council Member Anderson

1. Spoke to Mr. Jonathan Schechter, the Yampa Valley Partners consultant. He explained that the City sponsorship request from Yampa Valley Partners is to use Centennial Hall on Monday evening and Tuesday morning, and provide a \$2800 budget for travel and accommodations.  
**MOTION:** To approve a \$2800 budget and use of Centennial Hall; Council Member Post/ Council Member Antonucci; **APPROVED;** Vote 7/0.

**Planning Services Report**

Mr. Leeson reported on the following: Affordable Housing, PUD Revisions (Big Box); noted that there was a great turn out for the Multi Family / Mixed-Use Design; Transfer of Development Rights (TDR); and the Wetlands Ordinance.

Mr. Leeson spoke to the Residential Old Town (RO) dimensional standards, noting that there is some concern with the size of some of the homes recently constructed. Planning staff is looking into the dimensional standards for single-family homes in the RO Zone district.

**DIRECTION:** Staff to put the Housing Authority discussion on the November 28, 2006 agenda.

**Managers Report Ongoing Projects**

**City Managers Report**

1. Mr. Lanning reported on Steamboat Springs working toward sustainability.
2. Mr. Lanning invited City Council members to the Employee Recognition event to be held November 10, 2006.

Council Member Anderson

1. Asked Council if anyone could attend a Northwest Colorado Council on Governments (NWCCOG) lunch regarding future surveys on Thursday November 9, 2006 at the Creekside Café. Ms. DuBord stated that she will attend.

City Council President Pro-Tem Dellinger

1. Noted that she will be attending the Pine Street Ribbon Cutting, Friday November 10, 2006, 10:00am.

**2. COMMUNITY REPORTS**

**a. Wrap-up of Summer Events and Summer Marketing.  
(Chamber Resort Association)**

Ms. Lynna Broyles, Steamboat Springs Chamber Resort Association, gave a presentation on Special Events funding for marketing "Steamboat in the Summertime." She spoke on the destination plan Implementation, advertising, and steamboatsummer.com. Ms. Broyles further spoke to new events that have been added for 2006. She noted that 81 percent of business reported to the Chamber that they had an increase in visitors, which was up from 2005.

City Council President Brenner asked if the Chamber Resort Association would provide an accounting of the \$500,000 dollars that was given to the Chamber by the City. Ms. Evans-Hall said that that could be provided in February.

**b. Yampa Valley Partners: Non-profit group report.**

Ms. Audrey Danner was present and provided a PowerPoint presentation. A copy of this presentation is on file with the City Clerk's Office.

**3. INTRODUCTION OF TOPICS FOR FUTURE WORK SESSION  
AGENDAS:**

**a. City Council Introduction and Discussion:**

Council Member Anderson stated that in following up on Base Area discussions, Mr. Joe Kracum urged Council talk amongst themselves as to what are the goals. Council Member Anderson would like to take Mr. Kracum's advice and schedule that discussion.

City Council President Pro-Tem Dellinger stated that it is on the list about ten down in priorities. City Council President Brenner stated, then "before Thanksgiving we need to prioritize this and give staff direction to update the list."

**b. City Staff Introduction and Discussion:**

Mr. Lanning announced that Ms. Amy Wenstal from Buxom will be coming for a discussion on the physiographic numbers. She will help get a profile of residents, tourist dollars and create a link between success and getting business.

**DIRECTION:** Staff to put this meeting on their calendars for November 16, 2006, at 10:00am. City Council President Brenner encouraged all Council members to attend.

**5. PROCLAMATION: Recognizing November 15, 2006 as Steamboat Springs' America Recycles Day 2006.**

Council Member Ivancie read proclamation into the record and thanked City Council for their support. The following awards were presented: Municipal Recycler of the Year, Waste Management, School Recycler of the Year: Steamboat Springs Middle School, Multi-family Recycler of the Year: ResortQuest; Business Recycler of the Year: Alpine Bank, and Recycler of the Year: Steamboat Springs Post Office.

**6. RESOLUTION: A resolution of the City Council for the City of Steamboat Springs, Colorado, ("City") accepting the donation of a small portion of Fish Creek Mobile Home Park.**

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

**7. RESOLUTION: Resolution supporting the smog reduction rules proposed by the Colorado Department of Public Health and Environment, Air Pollution Control Division to protect Colorado's air from oil and gas production emissions.**

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

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

Ms. DuBord stated that there may be some issues about this resolution that are not clear. She stated that in Section 2 of page 5, they are not just simply supporting the rules by the Colorado Department of Public Health and Environment (CDPHE). The air quality rules in this item are not supporting that. She has contacted Moffat County; they have not taken a position on this but stated they do not have a problem with the City supporting it, providing it follows the rules of CDPHE. The County Commissioner's support is unclear.

Mr. Patrick Barker, Western Colorado Congress, provided clarification on the Air Pollution Control Divisions proposed suite of rules that affect the Front Range as well as the rest of the State.

Ms. Mary Brown, Steamboat Springs resident, spoke from her experience between 1990-1996 and having been appointed to two consecutive terms on the Air Quality Commission. She suggested that the title states that Council would pass a resolution to support standards based on CDPHE, yet the resolution goes above and beyond that. She has no objection to Council's support but does object to supporting a resolution that contradicts its own title and does not meet the rules as stipulated by the division set forth. The regulations require the City meet standards to protect public health. The Air Quality Commission has done

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extensive studies to come up with these regulations. It is their belief that the regulations proposed are in fact what's needed to protect the air in all of Colorado. She feels this resolution would be appropriate if Section 2 were removed.

It was noted that staff didn't have a chance to look at this.

Mr. Barker suggested Council support the proposed rules, but not the additional counterproposals.

It was noted that the County Commissioners passed the proposal with Section 2.

City Council President Brenner stated he will not support the resolution without Section 2, as the Routt County Commissioners supported.

Council Member Strong needs more information on Section 2 to support this. He's willing to wait a week for staff to do additional research.

Ms. Brown stated that the County Commissioners most likely supported a resolution to support the Air Quality standards and not the title of the resolution.

**MOTION:** Council Member Ivancie moved and Council Member Antonucci seconded to table this resolution until the November 14, 2006 meeting. The motion carried 5/2. Council Members Dellinger and Brenner opposed.

- 8. RESOLUTION: A resolution of the City of Steamboat Springs, Colorado approving a lease agreement for international bus driver housing, located at 525 Dabney Lane, Steamboat Springs, Colorado.**

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

- 9. RESOLUTION: A resolution of the City of Steamboat Springs, Colorado approving a lease agreement for international bus driver housing, located at 1245 Crawford Avenue, Steamboat Springs, Colorado.**

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

- 10. RESOLUTION: A resolution authorizing the City of Steamboat Springs to provide additional sewer service to the Riverbend Duplex Cabins located at 26795 US Highway 40 West.**

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

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**MOTION:** Council Member Anderson moved and Council Member Antonucci seconded to approve items 6, 8, 9, and 10 of the Consent Calendar; a resolution of the City Council for the City of Steamboat Springs, Colorado, ("City") accepting the donation of a small portion of Fish Creek Mobile Home Park; a resolution of the City of Steamboat Springs, Colorado approving a lease agreement for international bus driver housing, located at 525 Dabney Lane, Steamboat Springs, Colorado; a resolution of the City of Steamboat Springs, Colorado approving a lease agreement for international bus driver housing, located at 1245 Crawford Avenue, Steamboat Springs, Colorado; and a resolution authorizing the City of Steamboat Springs to provide additional sewer service to the Riverbend Duplex Cabins located at 26795 US Highway 40 West. The motion carried 7/0.

**GENERAL PUBLIC COMMENT**

Ms. Christina Allevato thanked Council for the money awarded to the West End Mobile Home Park. She suggested City Council consider an ordinance to give future mobile home owners first right of refusal.

**ORDINANCES – 1<sup>ST</sup> READINGS**

11. **FIRST READING OF ORDINANCE: An ordinance adopting budget the and setting appropriations for the City of Steamboat Springs, Colorado, for and during the period beginning the first day of January, 2007 and ending the thirty-first day of December, 2007.**

Mr. Lanning provided Council with the memo regarding the rearranged over target requests based upon what staff heard at the meeting, and their revised capital improvement plan as staff understands. Mr. Taylor addressed specifically the additional spending, which was approved, and whether they were funding additional operational expenditures. Staff wants to avoid this as a fiscal policy of the City. There is a \$3 million transfer to the Capital Project Fund, of that \$3 million, after the \$1.4 million, which was approved by Council, \$1.6 million comes from the fund balance.

Council Member Anderson spoke to the letter from Health & Recreation relative to the City and Old Town Hot Springs sharing in the costs of designing and engineering.

**DIRECTION:** Staff to keep Council apprised on the progress of this in writing.

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Mr. Lanning stated that the City would need to appropriate some money in 2007 to get this design and engineering proposal ready. He would like to do the proposal to find the exact costs and come back to Council with what the actual costs would be.

**MOTION:** Council Member Strong moved and Council Member Antonucci seconded to approve the first reading of an ordinance adopting budget the and setting appropriations for the City of Steamboat Springs, Colorado, for and during the period beginning the first day of January, 2007 and ending the thirty-first day of December, 2007. The motion carried 7/0.

**MOTION:** Council Member Anderson moved and Council Member Ivancie seconded to include enough money to do the follow up NWCCOG survey to bring forward at second reading. The motion carried 7/0.

**a.) Vision 2030 modified funding request.**

Ms. Audrey Danner was present and outlined the differences between the Steamboat Springs Community Plan and Vision 20/30. Vision 20/30 would engage the community at the neighborhood level on what is important to them, rather than the land use issues.

Mr. Ed McMahon, Urban Land Institute, spoke to what constitutes urban assets. The most important issue in supporting Vision 20/20, and the upgrade to Vision 20/30 is the new language on what our urban assets are.

City Council President Pro-Tem Dellinger questioned if there is any way to share costs with other communities. Council Member Anderson noted that the cost is split with Routt County. Council Member Strong questioned how this tool will be used differently than the current report.

**12. FIRST READING OF ORDINANCE: An ordinance restoring right of way at Fifth and Pine Street by repealing Ordinance No. 1463, terminating a revocable permit, and accepting a grant of right of way; establishing an effective date; and setting a hearing date.**

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

Ms. Engelken, Planning Commission representative, was present.

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**MOTION:** City Council President Pro-Tem Dellinger moved and Council Member Strong seconded to approve the first reading of an ordinance restoring right of way at Fifth and Pine Street by repealing Ordinance No. 1463, terminating a revocable permit, and accepting a grant of right of way; establishing an effective date; and setting a hearing date. The motion carried 7/0.

**ORDINANCES – 2<sup>ND</sup> READINGS**

**13. SECOND READING OF ORDINANCE: Fourth 2006 supplemental appropriation ordinance.**

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 Council Member Antonucci seconded to approve the second reading of the Fourth 2006 supplemental appropriation ordinance. The motion carried 7/0.

**14. SECOND READING OF ORDINANCE: An ordinance rezoning property located in a portion of the SW ¼ of Section 1, T6N, R85W of the 6th PM in Routt County, also known as Lot 1 of Fournier Subdivision; from OR (Open Space and Recreation) zone district to CS (Commercial Services) zone district; repealing all conflicting ordinances; providing for severability; an providing an effective date.**

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

PUBLIC COMMENT: No one appeared for public hearing.

**MOTION:** City Council President Pro-Tem Dellinger moved and Council Member Antonucci seconded to approve the second reading of an ordinance rezoning property located in a portion of the SW ¼ of Section 1, T6N, R85W of the 6th PM in Routt County, also known as Lot 1 of Fournier Subdivision; from OR (Open Space and Recreation) zone district to CS (Commercial Services) zone district; repealing all conflicting ordinances; providing for severability; an providing an effective date. The motion carried 7/0.

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- 15. SECOND READING OF ORDINANCE: An ordinance vacating the southerly 1.5 feet of a 15 foot common utility easement located on Lot 10, Willet Ridge, located in the NW ¼ of Section 16, T6N, R84W, 6<sup>th</sup> PM, 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.

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 vacating the southerly 1.5 feet of a 15 foot common utility easement located on Lot 10, Willet Ridge, located in the NW ¼ of Section 16, T6N, R84W, 6<sup>th</sup> PM, City of Steamboat Springs, Routt County, Colorado; providing an effective date and setting a hearing date. The motion carried 7/0.

- 16. SECOND READING OF ORDINANCE: An ordinance vacating the 15-foot common utility easement located on Lot 108, Fairway Meadows, Filing 1, located in the NE ¼ of Section 21, T6N, R84W, 6<sup>th</sup> PM, City of Steamboat Springs, Routt County, Colorado; providing an effective date and setting a hearing date.**

City Council President Pro-Tem Dellinger offered to step down because she prepared the map used for the exhibit. City Council felt it okay for her to remain seated.

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 Council Member Antonucci seconded to approve the second reading of an ordinance vacating the 15-foot common utility easement located on Lot 108, Fairway Meadows, Filing 1, located in the NE ¼ of Section 21, T6N, R84W, 6<sup>th</sup> PM, City of Steamboat Springs, Routt County, Colorado; providing an effective date and setting a hearing date. The motion carried 7/0.

- 17. SECOND READING OF ORDINANCE: An ordinance approving the City Café in Centennial Hall concession license agreement between the City of Steamboat Springs and Laura Stamp, Inc. and authorizing the City Manager to sign the agreement.**

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

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PUBLIC COMMENT: No one appeared for public hearing.

**MOTION**: Council Member Ivancie moved and Council Member Antonucci seconded to approve the second reading of an ordinance approving the City Café in Centennial Hall concession license agreement between the City of Steamboat Springs and Laura Stamp, Inc. and authorizing the City Manager to sign the agreement. The motion carried 7/0.

**18. SECOND READING OF ORDINANCE: An ordinance approving a hangar lease to Headwinds Ltd, Bruce Shugart at the Steamboat Springs Airport and authorizing City Council President to sign lease documents; 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 Council Member Antonucci seconded to approve the second reading of an ordinance approving a hangar lease to Headwinds Ltd, Bruce Shugart at the Steamboat Springs Airport and authorizing City Council President to sign lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date. The motion carried 7/0.

**PLANNING COMMISSION**

19. **Planning Commission Report.** No report was provided.

**CONSENT CALENDAR- PLANNING COMMISSION REFERRALS**

20. **FIRST READING OF ORDINANCE: An ordinance rezoning legally referred to as Fish Creek Mobile Home Park, lot #2, located in the South East 1/4, North East ¼ of Section 20, T6N, R84W of the 6<sup>th</sup> PM, in City of Steamboat Springs, Routt County; from CC (Community Commercial) zone district to OR (Open Space and Recreation) zone district; repealing all conflicting ordinances; providing for severability; and providing an effective date.**

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

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- 21. PROJECT: Eagle Glen – Review of Condition of Approval**  
PETITION: Major Development, review or original condition of approval concerning fire-sprinkling requirements. Access to the property has been improved, thus removing the requirement for sprinkling.

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

CONDITION:

1. Staff recommends the Planning Commission remove the original condition for Eagle Glen related to the requirement of fire suppression systems.

- 22. PROJECT: Dale Real Estate Vehicle Display**  
PETITION: Development plan; an application to display automobiles for sale.

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

CONDITIONS:

1. Vehicle Display shall only occur in areas designated on the approved revised site plan dated 8/25/06.
2. Civil construction plans must be submitted for review and approved prior to approval of any building permit. We recommend submitting the construction plans a minimum of five weeks prior to building permit application to allow time for review, comment response, and approval.
3. Provide a copy of the approved State Highway access permit from CDOT for the access improvements prior to approval of construction plans.
4. The following items to be identified on the construction plans are considered critical improvements and must be constructed prior issuance of any CO; they cannot be bonded:
  - Public drainage improvements
  - Driveway access improvements
  - Public sidewalk improvements
  - Storm water quality features. (Vegetation must be established prior to CO when required as part of the feature design.)

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**MOTION:** Council Member Strong moved and City Council President Pro-Tem Dellinger seconded to approve items 20, 21 and 22 of the Planning Consent Calendar the first reading of an ordinance rezoning legally referred to as Fish Creek Mobile Home Park, lot #2, located in the South East 1/4, North East ¼ of Section 20, T6N, R84W of the 6<sup>th</sup> PM, in City of Steamboat Springs, Routt County; from CC (Community Commercial) zone district to OR (Open Space and Recreation) zone district; repealing all conflicting ordinances; providing for severability; and providing an effective date; Eagle Glen review of condition of approval with condition 1; and Dale Real Estate Vehicle Display development plan with conditions 1-4. The motion carried 7/0.

**PUBLIC HEARINGS - PLANNING COMMISSION REFERRALS**

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

**ADJOURNMENT**

**MOTION:** Council Member Ivancie moved and City Council President Pro-Tem Dellinger seconded to adjourn Regular Meeting 2006-31 at approximately 7:30pm. The motion carried 7/0.

**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 16<sup>th</sup> DAY OF January, 2007.**