

CITY OF STEAMBOAT SPRINGS

REGULAR MEETING NO. 2006-36

TUESDAY, DECEMBER 12, 2006

MINUTES

Mr. Ken Brenner, City Council President, called Regular Meeting No. 2006-36 of the Steamboat Springs City Council to order at 5:30pm, Tuesday, December 12, 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. Steve Ivancie arrived at 4:05pm.

City Staff Members present: Alan D. Lanning, City Manager; Tony Lettunich, City Attorney; Wendy DuBord, Deputy City Manager; Julie Jordan, City Clerk; Julie Franklin, Deputy City Clerk; Tom Leeson, Director of Planning Services; Brain Berndt, Assistant Director of Planning Services; Suzanne Bott, Senior Planner; Jim Weber, Director of Public Works; George Krawzoff, Director of Transportation Services; Don Taylor, Director of Financial Services; Linda Kakela, Director of Intergovernmental Services; 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.

MOTION: Council Member Strong moved and Council Member Ivancie seconded to approve the request from the Steamboat Art Museum to move into the Rehder Building prior to lease agreements and Ordinance adoption. The motion carried 7/0.

MOTION: City Council President Pro-Tem Dellinger moved and Council Member Antonucci seconded to direct the City Attorney to work with the City Manager and City Manager's lender to restructure the financing on his house and to do what is necessary to subordinate or release and reinstate, the City's second deed of trust securing the City's purchase money loan to the City' Manager; and authorizing, without any further City Council action, the City Council President, or the President Pro-Tem, and the City Clerk to sign all documents to accomplish this refinancing. The motion carried 7/0.

WORK SESSION (5:00 P.M.)

Work sessions are open to the public. During the work session the City staff may brief the Council regarding current agenda items, provide time for the Council to engage in discussion regarding current or future issues and provide agenda items, introduce future topics, and provide a time for Council Members to introduce and discuss topics and provide direction to staff.

1. Final discussion on:
a. Affordable Housing Goals.

Ms. Melanie Rees, RRC Associates/Rees Associates, was present and spoke to the tools for keeping up with affordable housing demand as development occurs.

Ms. Rees provided a PowerPoint presentation highlighting the following: housing strategies; inclusionary zoning, residential and commercial linkage; housing vision as contained in the Steamboat Springs Community Area Plan; emphasis; goals; and the objectives: catch up, keep up and replacement; implementation program for keep up.

Council Member Anderson feels the City will be deficient in housing in the less than 80 percent Area Median Income (AMI) category. Ms. Rees would like Council to consider that the middle class will leave the community with the opportunity to improve quality of life elsewhere. She feels the City will produce more than 17 percent in the moderate 81-120 percent of AMI category. Council Member Post spoke to breaking up the group into 80-100 percent and 100-140 percent.

Discussion took place relative, but not limited to: vacation/second homes; adjusting the percentage between upper/middle and middle income; and the maturing of the population.

Ms. Rees suggested making the curve more proportionate in the “keep up” percentages. Council agreed with this suggestion.

b. Linkage.

Discussion commenced on the Model for Employee Housing Linkage provided. It was suggested that the mitigation rate for commercial linkage should be 5-15 percent in the first four categories, rather than 5-20 percent. It was also suggested that the mitigation rate for residential linkage from 5,000-5,999 square feet should be 35 percent rather than 30 percent.

PUBLIC COMMENT: No one appeared for public comment.

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-36
December 12, 2006**

Discussion took place relative, but not limited to: exemptions and legal challenges; hurting those we are trying to help; deferring fees; and tracking/maintain administrative costs.

GENERAL PUBLIC COMMENT

Mr. Richard Levy spoke to City Council's desire to be a more "user friendly" body and voiced concern with the City's policy of charging a \$35 fee for receiving the agendas via email. He also voiced concern with not being aware of recent Urban Renewal Authority/Base Area Reinvestment Coalition subcommittee meetings.

Ms. Margaret Berglund agreed and noted that tonight's agenda was not posted on the City's website. She also noted that she would like to see the tentative agendas two to three ahead posted on the site. She would also like to be able to download the City Council packets.

DIRECTION: Staff to look at what we are providing now and what would be the cost to making agendas and Council information more available.

Mr. Dave Epstein, Home Resource and Milner Landfill, would like to develop a construction waste management plan for the base area, create a satellite yard to re-use materials, and work on asbestos waste education.

DIRECTION: Staff to research.

Continued discussion on linkage:

Discussion took place relative, but not limited to: residential linkage mitigation rate exemptions: administration costs; and "silent seconds."

Council Members Strong, Ivancie and Antonucci support a deferral of fees. Council Member Anderson suggested allowing people to elect to pay the fee or defer it. It was also suggested to allow people to pay either when they move in to, or sell the home.

c. Payment in Lieu.

Ms. Rees continued the presentation with: mitigation options: fees in lieu; land, off-site development; leveraging; capacity; efficiency; timing; risk; location; compatibility; integration versus neighborhood; land availability; NIMBY's; and value.

STEAMBOAT SPRINGS CITY COUNCIL MINUTES

REGULAR MEETING 2006-36

December 12, 2006

City Council President Brenner feels that any fee above a fraction of a unit is wrong under inclusionary zoning. He suggested removing the fee from the inclusionary zoning ordinance. Council Members Post and Ivancie agree. City Council President Pro-Tem Dellinger wants the development community to have an option.

Ms. Rees suggested removing the penalty from the ordinance for development off site, if the site is at least as suitable for housing as the on site housing.

Ms. Rees continued the presentation with: the linkage ordinance draft: commercial generation rates average or by type of use, residential rates 500 or 1,000 square feet increments, mitigation rates Citywide or vary by area, redevelopment, and secondary units.

PUBLIC COMMENT:

Mr. Richard Levy, Community Alliance, spoke to the resistance to commercial linkage, and feels that if Council takes this away; the other tools will have to be stronger. He does not feel development will stop with a commercial fee in lieu.

Ms. Kristi Brown would like Council to consider the unique qualities of the base area, and building housing on site may not be in the best interest of the community. She suggested Council change the inclusionary zoning ordinance to allow more rental units, and not penalize for off site development.

Mr. Steve Lewis encouraged Council to think long-term, and to move forward unanimously.

2. City Council Assignments for 2005-2007. (8:00 P.M.)

Ms. Jordan reviewed the list of Council assignments for representation on Boards and Commissions.

DIRECTION: Ms. Jordan to remove the following from the Boards/Committee representation list because representation is not needed, or the Committee does not meet on a regular basis: Centennial Hall Committee, Downtown Parking, Northwest Colorado Detoxification Task Force, Transit Advisory Committee, and the Utility Oversight Committee.

3. City Council List of Priority Items.

This item was not discussed.

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-36
December 12, 2006**

ADJOURNMENT

MOTION: Council Member Ivancie moved and City Council President Pro-Tem Dellinger seconded to adjourn Regular Meeting 2006-36 at approximately 9:25pm. 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 16th DAY OF January, 2007.