

Steamboat Springs, Colorado
Department of Planning & Community Development
Vol. 3 Issue 1 March 2010

Department of Planning & Community Development Newsletter

Inside this Issue	
Base Area & Project Update	2
Code Enforcement Updates	3
Historic Preservation Updates	3
Green Building Updates	4
State Honors	5
What's on the WEB	6

Changes to the CC and CS Zone Districts Discussed

The Steamboat Springs Planning Commission, Planning Staff and interested land owners met on January 14, 2010 at a public work session to discuss proposed changes to the CC (Community Commercial) and CS (Commercial Services) Zone Districts.

Proposed changes include: decreased setbacks, amended landscape requirements, minimum building heights, removal of minimum parking requirements and inclusion of maximum surface parking requirements. The proposed changes are intended to produce a more predictable and urban form of development in the CC and CS Zone Districts (primarily located along US Highway 40).

A follow-up work session has been tentatively scheduled for March 11, 2010 at 5:00 pm in Centennial Hall, 124 10th Street. For more information please contact City Planner, Jason K. Peasley at (970) 871-8229 or a jpeasley@steamboatsprings.net.

Small Lot Zoning Contemplated

The Steamboat Springs Planning Commission and Planning Staff met at a work session on February 16, 2010 to discuss the inclusion of a small lot zone district into the Community Development Code. Small lot zoning would allow for the development of subdivision with lots as small as 2,500 square feet. The development of such lots would be dependent upon the availability of adequate street and alley access and suitable topography.

A follow-up work session has yet to be scheduled. For more information please contact City Planner, Jason K. Peasley at (970) 871-8229 or jpeasley@steamboatsprings.net.

Waterbody Setbacks, Wetlands, and Floodplain Regulations

At the direction of the Planning Commission, Steamboat Springs Area Community Plan 2004 (SSACP), Yampa River Master Plan, and the Open Space and Trails Master Plan, staff will be recommending changes be made to the Community Development Code to strengthen or create new regulations that address the goals and policies within the various community plans that deal with waterbody setbacks, wetlands, and floodplains. Please stay tuned for meeting announcements and proposed changes. For more information please contact Senior Planner, Bob Keenan at (970) 871-8260 or bkeenan@steamboatsprings.net



Planning & Community Development Project Updates

Base Area Update

The Steamboat Springs Redevelopment Authority (SSRA) has completed its third year of construction with the completion of the Burgess Creek Plaza. The Plaza is the first phase of the Promenade that will eventually extend around the Base Area. The Plaza includes an underground diversion structure that will allow Burgess Creek to flow on the surface during the summer. The Plaza features a fire terrace with four custom designed fire pits and a rock outcrop representation of the geology of the area.

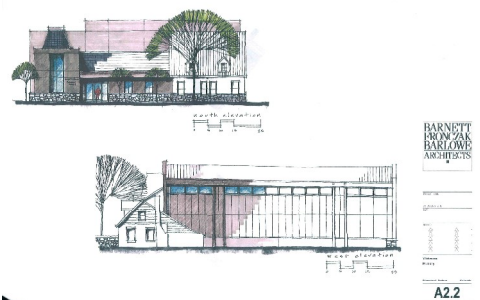


After ski season ends in 2010, the SSRA will begin construction on the remainder of the Promenade in the same *Unbridled* style as the Burgess Creek Plaza. Construction of the Promenade is expected to last for two years with the final piece being the day lighting of Burgess Creek through the Base Area. Once completed, the Promenade will allow easy connections to all of the amenities the Base has to offer. And in the summer, the day lighted Creek will provide a draw for folks of all ages to play or just hang out in our beautiful surroundings.



Lowell Whiteman Primary School Expansion

The Lowell Whiteman Primary School has recently applied for a development permit to allow the construction of a multi-use building that will house a gymnasium and classrooms. The proposed building is to be located behind the existing school along Pine Street. To make way for the new development a number of buildings eligible to local historic district and potential national historic district designation will be demolished. The applicant has made efforts to incorporate one of the existing buildings into the new building. Please stay tuned for public hearing dates on this application.



Pre-Application received for the Old Town Hot Springs

The department has received a pre-application from the Old Town Hot Springs for a remodel and expansion to the facility. The remodel would create a new spin room on the first floor while the second story addition over some of the existing parking would house a new classroom and weight room. This pre-application is at the staff level and will not move forward to Public Hearings at this time. Please see Senior Planner Jonathan Spence for additional information.

Planning & Community Development Project Updates

Administrative Final Development Plan approval for Yampa Street restaurant

Utilizing the City's new Administrative Final Development Plan process, staff has reviewed and approved a remodel for the former Yacht Club Restaurant. The Administrative Final Development Plan allows projects previously reviewed through the public process including public hearing before the Planning Commission and City Council to be reviewed administratively. The remodel includes a new stair tower, second floor deck, new roof and an update to some of the exterior materials. Please see Senior Planner Jonathan Spence for additional information.

Code Enforcement Updates

Temporary Banners

Temporary banners need a permit prior to installation. Banner permits are good for 14 consecutive days, two times per year. Please contact Barb Wheeler, (970) 871-8274.

FYI: Supplement 20 of the Community Development Code (CDC) is available online at http://steamboatsprings.net/departments/planning_department/community_development_code/ or can be purchased for \$10 at the city planning office.

Historic Preservation Updates

Laureen Schaffer, Historic Preservation Coordinator, Alexis Casale, Historic Preservation Planner, Senior Planner Bob Keenan, City Councilman Scott Myller, and Historic Preservation Commissioners Sally TeStrake, D.J. Chotvacs & Cami Bunn attend the Colorado Preservation Inc. Saving Places in 2010 Conference.

One close to our hearts

Preserving Heritage from Fire: Very often the concept of preservation stops at structural stabilization or restoration without consideration of threats other than time and deterioration. Fire can damage or totally destroy an otherwise "saved place." At the same time, misapplied safety codes can intrude on authenticity. This workshop will introduce fire safety concepts and approaches to help preservationists interact with the fire protection community and will address three themes:

1. Fire Prevention
2. Fire Detection and Suppression
3. Fire Safe Renovation

Speakers: Dr. John "Jack" Watts, Director, Fire Safety Institute; Brian Olson, Fire Protection Engineer, National Park Service



Downtown Steamboat Fire Mid 1990's

Keep your eyes on the Historic Preservation Website for updates from this invaluable Conference as well as upcoming conference information

http://steamboatsprings.net/departments/planning_department/historic_preservation/

See page 5 for State Awards Announcement!

GO GREEN!!! Green Building Updates

City of Steamboat Springs and partners receive grant from the Governor's Energy Office to implement ENERGY STAR New Homes Program

February 18, 2010 (Steamboat Springs, CO) The City of Steamboat Springs, Yampa Valley Sustainability Council (YVSC), Evergreen Building Solutions, and Mountain Energy Consultants are pleased to announce they are recipients of the 2010 Governor's Energy Office (GEO) ENERGY STAR New Homes Grant. The GEO will be contributing \$15,764 to the program for a total budget of \$28,146. All of the GEO funding comes the Department of Energy (DOE) which received its funding from the American Recovery and Reinvestment Act (ARRA).

As a critical part of Colorado's New Energy Economy, the GEO is working closely with more than 120 local governments, community organizations, utilities, homebuilders associations, homebuilders and Home Energy Raters to support the statewide construction and testing of new energy efficient single family homes built to ENERGY STAR standards. The program aims to increase consumer awareness of energy efficiency options in residential new construction, and actively support all participating Colorado ENERGY STAR homebuilders. All certified new homes will receive the ENERGY STAR label to allow for simple identification by Colorado home buyers.

To earn the ENERGY STAR label, a home must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency (EPA). In our region, these homes are at least 20% more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy saving features that typically make them 20-30% more efficient than standard homes. The home's actual energy performance must be certified by an independent Home Energy Rater who is responsible for conducting onsite testing and inspections of installed measures such as insulation, high performance windows, building envelope, duct systems, and efficient heating and cooling equipment.

Also in 2010, the City of Steamboat Springs and Routt County are re-working the recently adopted Green Building Program. One of the core components of the program is the ENERGY STAR performance pathway for energy efficiency. "The education and outreach of ENERGY STAR will be aptly timed to support the implementation of the Green Building Program," said Bob Keenan, Senior Planner for the City of Steamboat Springs.

This year, the City of Steamboat Springs teamed up with the Yampa Valley Sustainability Council (YVSC), Evergreen Building Solutions, and Mountain Energy Consultants to bring a larger program to the valley. By collaborating, the grant request has increased in size and scope. "The primary focus of the ENERGY STAR program will be a series of workshops for the trades, builders, developers, architects, realtors and public," said Angela Ashby co-chair of YVSC. "The workshops will vary in content, depending on the audience. For example, the workshop for the public will be much more condensed and less technical than the workshop for the builder. The workshop for the realtor will focus more on the marketing and energy efficiency advantages of an ENERGY STAR certified home." Chad Feagler of Mountain Energy Consultants who is a certified Home Energy Rater and accredited through RESNET (Residential Energy Services Network) and Tristan Frolich from Evergreen Building Solutions will help facilitate workshops and provide outreach.

Details and workshop dates will be determined in the next few months. Please refer to www.yvsc.org or www.steamboatsprings.net/departments/planning_department for updates as the program evolves. For more information about the GEO or its ENERGY STAR New Homes Program, please visit www.colorado.gov/energy/ or www.coloradoenergystarhomes.org.

Details and workshop dates to be determined. Please stay tuned for more information.



Historic Preservation State Honors

Starting in 1988 with the State Honor Award and adding the Dana Crawford Award in 1990, Colorado Preservation, Inc. has recognized accomplishments in the areas of preservation, rehabilitation, promotion, philanthropy, and leadership. Each year CPI honors the efforts that have made exemplary contributions to the saving of Colorado's built heritage. This year's winners of the State Honor Award are: the City of Steamboat Springs and Yampatika; the American Mountaineering Center in Golden, Colorado; and, Dan Corson and the five "ski towns."

The City of Steamboat Springs and Yampatika Organization: The City of Steamboat Springs and Yampatika, a (501)(c)3, for preservation planning and exemplary use of the range of preservation treatments (restoration, preservation, rehabilitation and reconstruction) in stewarding and adapting the Legacy/Hutchinson Ranch as the Yampatika Environmental Learning Center.

The 130-acre ranch was homesteaded in 1898 by Elizabeth Hutchinson and consists of six structures. Steamboat Springs acquired the ranch in 1999 and placed a conservation easement on the property as the City Council recognized the importance and significance of preserving the valley floor for agricultural use and open space. Yampatika's mission is to inspire environmental stewardship through education.



Main House, c. 1917; Bunk house, not shown, c. 1929; Coal Shed, c. 1920s; Barn, c. 1960; Pole/Stock Shed, c. 1945

"The partnership between the City of Steamboat Springs and Yamptika has been inspirational in the promotion of historic preservation. The ability to utilize historic buildings and landscapes for the benefit of the whole community is a great way to involve many people in learning and appreciating historic preservation. Yampatika opened its Environmental Learning Center at the City owned historic Legacy/Hutchinson Ranch in the summer of 2009. Placing an emphasis on collaboration, Yampatika has worked and continues to work with city staff, volunteers and other partners to involve all ages in the utilization of the ranch.

Dan Corson along with the preservation commissions of Aspen, Breckenridge, Crested Butte, Steamboat Springs and Telluride for the Ski Towns Forum: Meeting the Challenge of Incorporating New Construction while protecting historic resources in Established Historic Districts.

Dan Corson, Intergovernmental Services Director of the Colorado Office of Archaeology and Historic Preservation has served preservation and the state of Colorado for decades. During that time he has earned the respect of preservationists statewide and as well as the federal and state agencies he regulates. He has also established an information partnership between the preservation commissioners and staff from five of Colorado's most vibrant and historically significant ski towns; Aspen, Breckenridge, Crested Butte, Steamboat Springs and Telluride. At the forum they mutually examine and develop solutions for the protection of historic buildings and the incorporation of new construction within the bounds of each town's historic core.

Meeting annually at the opening of the Saving Places Conference for numerous years, the result has been a sharing of experiences that have benefited each community, but also the field of historic preservation in general by examining and establishing design guidelines that have become the model for many similar communities nationwide. By working together, the representatives from the planning and/or preservation boards of each of the 5 ski towns handle some of the state's toughest design review issues. Despite strong financial and public pressure from ski developers, businesses and private property owners, they have been able to establish clear procedures for preservation, and the rehabilitation of historic structures that also effectively direct and inform the design of new construction.

Staff:

Dept. of Planning & Community Development

Tom Leeson, AICP, Director

Jonathan Spence, Senior Planner

Bob Keenan, Senior Planner

Jason K. Peasley, AICP, Planner II

Seth Lorson, Planner I

Janet Dunham, Administrative Assistant

Kat Kelly, Staff Assistant

Christy Patterson, Bldg. Permit Review/Code End.

Barb Wheeler, Code Enforcement

Laureen Schaffer, Historic Preservation Coor.

Alexis Casale, Historic Preservation Planner

Tami Heskett, Minute Taker

VISION STATEMENT

We are a team of professionals recognized as a valuable community resource trusted by the public and policy makers to provide a greater understanding of planning and community development principles.

We are committed to protecting the historical integrity of the community and the unique natural resources that make up the Yampa Valley.

We positively influence the preservation and evolution of our community's character, one that promotes a healthy, desirable quality of life.

We are integral in ensuring the quality and sustainability of the built environment and are leaders in proactively employing innovative solutions and forward thinking ideas.

WE'RE ON THE WEB:

[HTTP://STEAMBOATSPRINGS.NET/DEPARTMENTS/PLANNING_DEPARTMENT](http://steamboatsprings.net/departments/planning_department)

UPCOMING EVENTS

◆ **Next Planning Commission Meeting:**

⇒ March 11th-CC & CS Worksession & Walton Pond

FUTURE PC MEETINGS

March 25th

April 8th

April 22nd

May 6th

May 13th

◆ **March Historic Preservation Commission Meeting**

⇒ March 4th-Demolition of Lowell Whiteman Pine Street homes, & the homes at Casey's Pond

FUTURE HPC MEETINGS

April 1st

May 6th

*Public Hours: 7:30 AM-5:30 PM Mon-Thurs
124 10th Street
Centennial Hall
PO Box 775088
Steamboat Springs, CO 80477*

*Phone: 970/871-8258
Fax: 970/871-8285
E-mail: kkelly@steamboatsprings.net*