

Appendix A: Inventory and Resource Maps

This appendix contains the following inventory and resource maps:

- Existing Land Use;
- Existing Zoning;
- Zoned Vacant/Agricultural/Forestry Lands;
- Facilities and Services;
- Generalized Ownership/Status;
- Environmental Constraints;
- Important Wildlife Habitat; and
- Visual Sensitivity; and
- Wildfire Hazard Areas.

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Appendix B: Land Use Capacity and Buildout Analysis

Land Use Analysis

The consultants completed a Geographic Information Systems (GIS) map-based analysis of existing land uses in the study area, existing zoning in the study area, and vacant and agricultural lands that are zoned for other uses based on current zoning. The data from the maps and this analysis is found in the following sections.

Existing Land Use

Existing Land Use in the Study Area

Approximately 49,430 acres of land (77.2 square miles) are within the Community Plan boundary area. The analysis indicates that of the existing land use in the study area, 24,567 acres (60%) are agricultural or forestry lands, 4,063 acres (10%) are open space and recreation uses, 7,031 acres (17%) are vacant, and the remaining 13,768 acres (28%) are developed for a variety of residential and non-residential uses, including right of way (See Existing Land Use Map, Clarion Associates, April, 2004). Almost all of the urban land uses are located within the Urban Growth Boundary (UGB), as discussed in more detail in the next section.

Existing Land Use Outside the Urban Growth Boundary (UGB)

Outside the UGB, a majority of the land (23,550 acres) is agricultural (58%) and vacant (15%). 3,539 acres are developed for residential use (6.5%), as shown in Table B-1 below.

Table B-1: Existing Land Uses Outside the Urban Growth Boundary

Land Use Type	Acres	Percentage
Agriculture	23,550	57.1%
Residential	2,663	6.5%
Commercial	38	0.1%
Industrial	0	0.0%
Public/Quasi Public	6,235	15.1%
Open Space	2,390	5.8%
Right of Way	300	0.7%
Vacant	6,040	14.7%
Total	41,216	100.0%

Source: Existing Land Use Map, Clarion Associates, 2004.

Existing Land Use within the Urban Growth Boundary (UGB)

According to the analysis, approximately 8,214 acres of land are within the UGB.¹ Of this land, 25% is vacant or agricultural, 20% is open space and recreation use land, and 55% is developed for residential and non-residential uses. As is apparent on the Existing Land Use map, most of the vacant areas are in the West of Steamboat Springs planning area. The breakdown of developed land use within the UGB is generally as follows:

Table B-2: Existing Land Uses in the Urban Growth Boundary

Land Use Type	Acres	Percentage
Agriculture	1,017	12.4%
Residential	2,748	33.5%
Commercial	389	4.7%
Industrial	187	2.3%
Public/Quasi Public	352	4.3%
Open Space	1,673	20.4%
Right of Way	857	10.4%
Vacant	992	12.1%
Total	8,214	100.0%

Source: Existing Land Use Map, Clarion Associates, 2004.

Existing Land Use Within the Six Planning Areas

Existing Land Use Within the Six Planning Areas

According to analysis of the planning areas, the Old Town, Fish Creek, and Mountain planning areas (considered to be the “community core”), are mostly built out—few acres of vacant lands remain, except for south of the Mountain planning area. West of Steamboat Springs is anticipated to be the major future growth area for the community. Strawberry Park and South Steamboat Springs have large amounts of predominately agricultural and rural residential land uses (almost 25,000 acres of agricultural land). The following tables indicate what type of development and where future potential exists in the community plan area.

Old Town Planning Area – Existing Land Uses

The Old Town planning area is located entirely within the UGB. Old Town is mostly built out, with few vacant parcels remaining in the commercial or residential areas. 60 acres are classified as vacant or agricultural (4% of the planning area), as indicated by Table B-3 below.

¹ The UGB in the 1995 Plan contained 9,904 acres of land. The 2004 UGB has been adjusted to reflect the West of Steamboat Springs plan. The adjustment removes 1,690 acres of agricultural land from the West of Steamboat Springs planning area.

Table B-3: Existing Land Uses in the Old Town Planning Area

Land Use Type	Acres	Percentage
Agriculture	51	3.5%
Residential	396	27.6%
Commercial	67	4.7%
Industrial	63	4.4%
Public/Quasi Public	86	6.0%
Open Space	565	39.3%
Right of Way	200	13.9%
Vacant	9	0.6%
Total	1,437	100.0%

Source: Existing Land Use Map, Clarion Associates, 2004.

Mountain Planning Area – Existing Land Uses

The Mountain Area is located entirely within the UGB. The 2,760 acres are mostly built out, except for the southern portion of the planning area, where 420 acres are classified vacant and agricultural (15% of the planning area), as the following table (B-4) indicates:

Table B-4: Existing Land Uses in the Mountain Planning Area

Land Use Type	Acres	Percentage
Agriculture	210	7.6%
Residential	1,141	41.4%
Commercial	160	5.8%
Industrial	5	0.2%
Public/Quasi Public	33	1.2%
Open Space	679	24.6%
Right of Way	321	11.6%
Vacant	209	7.6%
Total	2,759	100.0%

Source: Existing Land Use Map, Clarion Associates, 2004.

Fish Creek Planning Area – Existing Land Uses

The Fish Creek planning area is located entirely within the UGB, and the planning area is mostly built out. Of the almost 1,550 acres, only 35 acres are vacant or agricultural (2% of the planning area).

Table B-5: Existing Land Uses in the Fish Creek Planning Area

Land Use Type	Acres	Percentage
Agriculture	0	0.0%
Residential	849	54.9%
Commercial	52	3.4%
Industrial	0	0.0%
Public/Quasi Public	60	3.9%
Open Space	376	24.3%
Right of Way	175	11.3%
Vacant	35	2.3%
Total	1,547	100.0%

Source: Existing Land Use Map, Clarion Associates, 2004.

Strawberry Park Planning Area – Existing Land Uses

The Strawberry Park planning area is one of the largest planning areas and is located almost entirely outside the UGB. 5,497 acres—almost half of the land in Strawberry park is public land that serves a variety of purposes (46%). The remaining privately-owned lands are mostly classified as agricultural or vacant lands—5,162 acres (43%). Approximately 930 acres are developed for residential purposes (7.7%), and 38 acres classified as commercial (less than 1%).

Table B-6: Existing Land Uses in the Strawberry Park Planning Area

Land Use Type	Acres	Percentage
Agriculture	4,523	37.5%
Residential	931	7.7%
Commercial	38	0.3%
Industrial	0	0.0%
Public/Quasi Public	5,497	45.6%
Open Space	427	3.5%
Right of Way	13	0.1%
Vacant	639	5.3%
Total	12,067	100.0%

Source: Existing Land Use Map, Clarion Associates, 2004.

West of Steamboat Springs Area – Existing Land Uses

West of Steamboat Springs is the major future growth area for the community. This area contains lands that are both within and outside of the UGB. Outside of the UGB, 92% of the land is agricultural or vacant (see Table B-7 below). In the UGB, the West of Steamboat Springs planning area contains 754 acres (30%) of agricultural land, 794 acres (31%) of vacant land, and the remaining land that is developed for a variety of residential and non-residential purposes.

West of Steamboat Springs is currently comprised of several large ranch parcels, particularly south of the Yampa River. The WSSAP indicates that two ranches own most of the land—a 1,300 acre parcel and a 600 acre parcel respectively (outside the UGB). North of the river, the subarea contains the Silverview Estates subdivision, with 203 lots, that is almost fully developed. It also contains Heritage Park with another 80 residential lots and Steamboat II with 175 residential lots. Average residential lot size is one-third to one-half acres. This area has long been considered the affordable location for resident housing.

Table B-7: Existing Land Uses in West of Steamboat Springs Planning Area

Land Use Type	Acres (in UGB)		Acres (outside UGB)		Acres (Total)	
	Acres	Percentage	Acres	Percentage	Acres	% Total
Agriculture	754	29.8%	8,382	86.0%	9,137	74.4%
Residential	369	14.6%	364	3.7%	733	6.0%
commercial	111	4.4%	0	0.0%	111	0.9%
Industrial	119	4.7%	0	0.0%	119	1.0%
Public/Quasi Public	173	6.8%	381	3.9%	554	4.5%
Open Space	53	2.1%	2	0.0%	55	0.4%
Right of Way	162	6.4%	2	0.0%	164	1.3%
Vacant	794	31.3%	616	6.3%	1,410	11.5%
Total	2,535	100.0%	9,746	100.0%	12,281	100.0%

Source: Existing Land Use Map, Clarion Associates, 2003.

South of Steamboat Springs Planning Area – Existing Land Uses

The 19,338 acres within the South of Steamboat Springs planning area are outside the UGB. 10,646 acres (26%) of the land are classified as agricultural. 4,729 acres (11.5%) are classified as vacant. 1,360 acres in the study area are developed residentially—almost entirely as very low density development. The South of Steamboat Springs planning area contains no commercial or industrial land uses as indicated in Table B-8.

Table B-8: Existing Land Uses in the South of Steamboat Springs Planning Area

Land Use Type	Acres	Percentage
Agriculture	10,646	25.8%
Residential	1,360	3.3%
Commercial	0	0.0%
Industrial	0	0.0%
Public/Quasi Public	357	0.9%
Open Space	1,962	4.8%
Right of Way	284	0.7%
Vacant	4,729	11.5%
Total	19,338	100.0%

Source: Existing Land Use Map, Clarion Associates, 2004.

Available Land Use in the Study Area

The consultants completed a GIS analysis of the zoned vacant and agricultural/forestry lands to determine how much land could potentially be developed as urban residential/non-residential or other uses in the study area (based on 2003 zoning). The following sections provide the data and discussion about available land and development capacity.

Available Land in the Study Area – Outside the Urban Growth Boundary

Outside of the UGB, over 24,570 acres (60%) of the land is zoned for agriculture and forestry uses. Much of this land is still intact in very large parcels (i.e., almost 19,000 acres in 130 parcels are 40 acres or larger), but 35-acre parcels as well as subdivisions with smaller lots are dispersed through the study area to the north and south of the city. Approximately 340 parcels are subdivided into smaller than 40 acre lots, which could accommodate one residential unit per lot. In addition, on the agricultural and forestry land larger lots could theoretically accommodate another 1,100 residential units under current zoning, assuming it was divided into

35-acre lots (see Zoned Vacant/Agricultural/Forestry Lands map).

Table B-9: Zoned Vacant Land Analysis – Outside the Urban Growth Boundary

Zoned Category	Net to Gross Factor	Density/FAR	Acres	Residential Units	Non-Residential SF	% of Total Land
Agricultural/Forestry	0.9	0.05	24,570	1,106		60%
Mountain Residential Estate	0.9	0.1	142	13		0%
Low Density Residential	0.7	4	0	1		0%
Medium Density Residential	0.7	5.5	0	0		0%
High Density Residential/Mobile Home	0.7	10	0	0		0%
Planned Unit Development		varies	66			0%
Commercial*	0.7	10890	0		0	0%
Neighborhood Commercial	0.7	32670	0		0	0%
Industrial	0.7	10890	5		34,997	0%
Open Space			0			0%
Public/Quasi-public			0			0%
Developed			16,433			40%
Total			41,216	1,119	34,997	100%

Source: Zoned Vacant Land Use Map, Clarion Associates, 2004.

Available Land in the Urban Growth Boundary

As discussed in the previous section, the analysis indicates that inside the UGB, much of the land is developed (78%). Vacant land that is available for development within the UGB is mainly found in the West of Steamboat Springs area and Mountain area, and is still zoned for agriculture and forestry, as Table B-10 indicates.

Table B-10: Zoned Vacant Land Analysis – In the Urban Growth Boundary

Zoned Category	Net-to-Gross Factor	Density/ FAR	Acres	Residential Units	Non-Residential SF	% of Total Land
Agricultural/Forestry	0.9	0.05	852	38		10%
Mountain Residential Estate	0.9	0.1	0	0		
Low Density Residential	0.7	4	683	1,912		8%
Medium Density Residential	0.7	5.5	65	250		1%
High Density Residential/Mobile Home	0.7	10	65	452		1%
Planned Unit Development		varies	0			0%
Commercial*	0.7	10,890	70		267,495	1%
Neighborhood Commercial	0.7	32,670	3		68,721	0%
Industrial	0.7	10,890	56		424,296	1%
Open Space			3			0%
Public/Quasi-public			35			0%
Developed			6,383			78%
Total			8,214	2,652	760,512	100%

* Calculations were performed using Community VIZ software, which included factors for environmentally constrained lands. The density/FAR calculation does not translate into a direct multiplication in this table.

Source: Zoned Vacant Land Use Map, Clarion Associates, 2004.

Community Core – Old Town, Fish Creek, and Mountain Planning Areas – Vacant Land Capacity

Analysis of vacant lands in the community core (i.e., Old Town, Fish Creek, and Mountain area) indicates that infill potential is limited. These areas contain approximately 291 acres of vacant land with planned capacity for approximately 313 new residential units and approximately 315,450 square feet of non-residential building space. However, most of this development potential is in the Mountain planning area just south of city limits, with few vacant parcels existing in Old Town and Fish Creek.

Table B-11: Community Core Area Infill Potential

Land Use Type	Acres	Capacity	
Fish Creek			
Residential	4.1	11	units
Non-Residential	25.4	96,625	SF
Mountain			
Residential	210.8	282	units
Non-Residential	38.0	178,632	SF
Old Town			
Residential	8.0	20	units
Non-Residential	5.2	40,190	SF
Total - acres			
Units	291.5	313	units
Square feet		315,447	SF

Data is currently not available at a site-specific level to determine which specific parcels within the city have redevelopment potential, but we know that several small parcels in the Old Town area are vacant and may redevelop as mixed use parcels—with commercial and offices and lower floors with residential on the third floor. The occurrence of redevelopment on certain parcels is a factor of policies, land values, location, and market demand for both residential or non-residential land use.

Strawberry Park – Vacant Land Capacity

Strawberry Park contains over 70 parcels that could develop as rural residential home sites. The zoned potential in Strawberry Park is for approximately 380 new units (at 1 unit per 40 acres). However, the parcels are typically larger—with an overall average parcel size of 50+ acres. Significant portions of the planning area have environmental constraints, including steep and unstable slopes and other geologic hazards. Also, about one third of the property to the north is public land, which accommodates a variety of recreation demands.

West of Steamboat Springs Planning Area – Vacant Land Capacity

The Zoned Vacant/Agricultural/Forestry Lands map shows that in the West of Steamboat Springs area within the Urban Growth Boundary, 1,500 acres of land are vacant or agricultural. Outside the urban growth boundary almost 7,800 acres are agricultural. The West of Steamboat Springs Area is virtually the only place where future development could occur, notwithstanding infill and redevelopment of other parts of town or changes in the UGB.

The West of Steamboat Springs Area Plan Analysis

The West of Steamboat Springs Area Plan proposes that this planning area could accommodate a 30 to 40 year supply of growth, where growth would occur in four orderly phases progressing westward from downtown. The WSSAP suggests that the area could accommodate 2,600 dwelling units (2,220 new units) that would be arranged around higher density “village core” centers with decreasing density moving away from these cores. The village cores would contain a mix of neighborhood-serving commercial uses, park land, schools, and other public uses. The West of Steamboat Springs plan also proposes the following residential densities:

Table B-12: Potential Residential and Non-Residential Land Uses in the West of Steamboat Springs area Plan

Residential Land Use	Density (Units/Acre)	Acres	Potential Dwelling Units
Residential - Rural*	0.2	241	48
Residential - Low	2.8	493	1,380
Residential - Med	6	174	1,044
Village Center -Mixed	10	21	210
Total		688	2,634

(Assumes net densities, excluding the open space around the neighborhood “pods.” They are gross densities in that they do not consider the area that would be deducted for streets).

Non-Residential Land Use	Acres	Square Feet
Business / Light Industrial	90	980,100**

*Potential TDR lots = 1 unit per 5 acres.

** Assumes FAR of .25. The WSSAP proposes that a small amount of the land be rezoned for industrial purposes.

Source: West of Steamboat Springs Area Plan, 1999.

South of Steamboat Springs Planning Area – Vacant Land Capacity

The GIS analysis indicates that South of Steamboat Springs contains 12,550 acres of land zoned for agriculture/forestry which could yield a residential capacity of approximately 565 units. In addition, 94 acres are zoned for Mountain Residential and 66 acres are zoned for PUD, potentially yielding additional residential units. South of Steamboat Springs does not have any commercially or industrially zoned land.

Future Land Use Plan Buildout Estimates

The following tables provide an estimate of the buildout potential for lands within the planning area, assuming that it were to develop in accordance with the Future Land Use Plan. Table LU-2 provides an estimate of the buildout potential of remaining vacant and agricultural lands located within the UGB.

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Appendix C: Population and Demographic Information

Existing and Projected Population

Existing Population

Since the 1995 Plan, the population of the City of Steamboat Springs has continued to grow rapidly, with population increasing by just over 50% between 1990 and 2000, from 6,695 persons in 1990 to 10,116 persons in 2000. This represents an average increase of 4.2% per year. During the same period, the population of Routt County increased by 41%, from 14,212 persons in 1990 to 19,990 persons in 2000, an average increase of 3.5% per year. In 1990, the city accounted for 53% of the county's total population. In 2000, the city accounted for just under half of the county's total population.

Growth in the city decreased slightly in 2001, with 159 residential building permits issued compared to 306 during the prior year. This is reflected in a slightly lower growth rate of 3.7% for the city. A total of 301 residential building permits were issued countywide in 2001, compared to 468 during the prior year. This is reflected in a slightly lower growth rate of 3.5% countywide.

Projected Population

Steamboat Springs Impact Fee Study Estimates, Tischler & Associates, 2001

The most recent population forecasts for new residential construction activity were prepared by Tischler & Associates, Inc. in January 2001, as part of the background materials for the Steamboat Springs Impact Fee Study completed in March 2001. At that time, the city's 2000 year-round population was estimated at 8,900 persons (this estimate was completed prior to release of the 2000 US Census results). The US Census estimated the population of the city to be 9,815 persons, which was later adjusted to 10,116 persons. Based on residential building permit activity over the past five years, the Tischler study projected a growth rate of 3.0% for the city for the period from 2000 to 2010. When the above-noted adjustments to the city's population resulting from the 2000 Census are taken into account, the annual growth rate over the past ten years is increased to 4.2% for the city. Tischler & Associates recommended that growth projections be based on a linear projection of historic building permit trends, with a 20% reduction to allow for the possible impacts of a slowing economy and/or a diminishing supply of attractive building sites. Based on the assumptions contained in the Tischler & Associates study (adjusted for 2000 Census data) the city's population would increase by an average of 3.4% annually, resulting in a population of just over 14,000 persons in the City by 2010 (see Table C-1 below).

**Table C-1: City of Steamboat Springs
Population and Household Forecasts: 2000 – 2010**

	2000	2005	2010
Total Households	4,305	5,080	5,995
Population	10,116	11,939	14,090

Source: Clarion Associates, 20032.

Colorado Department of Local Affairs Population Estimates

According to estimates prepared by the Colorado Department of Local Affairs in 2001, the population of Routt County is projected to increase by 25% by the year 2010, to 25,058 persons. This represents an average increase of 2.3% per year. If we assume that the city’s percentage of population in the county will remain at approximately 50% of the total, then the city’s population would increase to approximately 12,529 persons—an increase of 23.8%. This represents an average increase of 2.2% per year. There are a number of variables that could impact the city’s actual growth rate over the next eight years, to the year 2010. These include national economic conditions, local market, availability of land for new development, and others. Thus it is our recommendation that these two sets of projections be considered as a possible range within which the City’s population growth will likely occur.

Appendix D: Definitions

This appendix contains definitions for terms in the plan:

Affordable Housing: Housing which has a sales price or rent within the means of a low or moderate-income household as defined by local, state or federal legislation (also described as “affordable” housing).

Annexation: The incorporation of land into a municipality, resulting in a change in the boundaries of that municipality.

Buffer: An area of land established to separate land uses, or a natural area design to intercept pollutants and manage other environmental concerns or provide for open space.

Commercial Activity Node: Focal points for activity in the community that give opportunities to shop, work and recreate. Activity centers are linked by streets and transit and tend to be higher density and a greater mix of land uses that surrounding areas.

Cluster Development: A development design technique which concentrates buildings on a portion or portions of the site to leave the remainder undeveloped and used for agriculture, open space or natural resource protection.

Community Facilities: Noncommercial establishments, such as places of worship, libraries, museums, public or quasi-public buildings and other cultural and religious facilities for general public use.

Condominium: A building, or group of buildings, in which at least three dwelling units, offices, or commercial areas are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, individual basis.

Density: The average number of dwelling units per gross acre of land on a development site, including all land within boundaries of the site for which the density is calculated, but not including any area of a street bordering the outside perimeter of a development site.

Design Standards: Regulations adopted in the city or county land development codes that set forth criteria for the physical development of a site, including requirements pertaining to heights, landscaping, parking, setbacks and other physical requirements. Standards are mandatory whereas design guidelines are suggestive.

Development: The process of converting land from one use to another, including the rezoning of land, subdivision of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, and any mining, excavation or landfill.

Floodplain: Land adjacent to waterways, streams and rivers subject to periodic flooding.

Gateway: Major city entryway.

Implementation: The act or process of carrying out or fulfilling plans.

Industrial Uses: Establishments for wholesale, commercial service and storage of goods and materials.

Infill: The development of new housing or other uses on vacant parcels and scattering vacant sites within already built up areas—typically for lots that are smaller, such as 20 acres or less.

Infrastructure: Facilities such as roads, water and sewer lines, treatment plants, utility lines and other permanent physical facilities in the built environment needed to sustain industrial, residential or commercial activities.

Intergovernmental Agreement (IGA): A written agreement between two or more governmental jurisdictions.

Level of Service Standard: An expression of the minimum capacity required to satisfy needs for a particular service or facility.

Lot: A parcel of land vacant, occupied or designed to be occupied by one or more buildings and accessory uses allowed in a zone.

Mixed-Use: the development of a tract of land, building or structure with two or more different uses.

Multi-Family Residential: A building with individual sanitary and eating facilities, occupied by two or more families living independently or each other, but not including congregate residences and similar group accommodations.

Neighborhood: An area of the community with characteristics that distinguish it from other community areas, and which may include distinct ethnic or economic characteristics, schools or social clubs, with boundaries defined by physical features or barriers such as rivers or highways. A neighborhood is generally not much larger than one half mile in diameter.

Park: A tract of land designed and improved to be used by the public for active and passive recreation.

Public Facilities: Land uses including schools, day care facilities, churches, libraries, jails, recreational centers, airports, hospitals, fairgrounds, utility lines, power substations, fire stations, police/law enforcement stations and government offices.

Redevelopment: The replacement or reconstruction of buildings that are in substandard physical condition, or that do not make effective use of the land on which they are located. I

Riparian Area: The upland area adjacent to a natural drainage way, lake, pond, reservoir or wetlands characterized by a narrow band of lush vegetation within much drier surroundings.

School: A public school, community college, junior college, college or university or an independent or parochial school which satisfies the compulsory school attendance requirements for the State of Colorado.

Single Family Residential: A detached principal building designed and intended to be occupied by not more than one family.

Street: Thoroughfare or public space, not less than twenty feet in width, which has been dedicated or deeded to the public for public use.

Street—Arterial: A street designed for travel both within and outside of the city, and carry the majority of trips entering and leaving the city, as well as the majority of through movements desiring to bypass city neighborhoods.

Street—Collector: A primary street designed to collect traffic from neighborhoods and transport the traffic to arterial streets. Within one-mile segments, Major Collector Streets are located at approximately ½ mile

intervals and intersect with Arterials and are designed to collect traffic from neighborhoods and transport it to arterials.

Urban Development or Urban Residential Neighborhood: An area with physical characteristics, levels of service, and land uses typically associated with more dense population, such as paved streets, neighborhood parks, curb, gutter, and sidewalk, public water and sewer, storm drainage systems and police and fire services. Urban development includes industrial, commercial/retail, or residential uses.

Urban Growth Boundary: The boundary that defines the area within which urban development and future growth should occur.

Urban Service Area: The defined area of municipally-supplied public facilities and services.

Zoning: The dividing of the city into zone districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

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Appendix E: Plan Amendment Procedures

Introduction

The Steamboat Springs Community Area Plan and other adopted subarea plans are policy documents used to guide decision-making within Steamboat Springs and the surrounding community. For the plan to function over time, it must be able to be reviewed, revised, and updated on an as needed basis, in order to respond to significant trends or changes in the economic, physical, social, or political conditions of the area.

Revisions to the Community Area Plan will be conducted according to two distinct and different procedures: Comprehensive Updates and Minor Amendments. A Comprehensive Update should occur at a minimum of every five years. The purpose of a Comprehensive Update is to re-evaluate the goals, policies, and strategies contained within the Plan, noting those that should be changed and those that should be removed, and develop new policies if necessary, to make sure that the Plan is being effective.

A separate process has been established for minor amendments to the Plan and related elements, and may be performed on a yearly basis as needed. Minor amendments may include revisions to one or a few sections of the Community Area Plan as a result of adoption of subarea plans or a specific issue/policy plan, or directive from City Council or the Board of County Commissioners. Minor amendments may include changes to the Future Land Use Plan map. Other minor amendments may be as small as correcting text or map errors. The process and procedure for making these amendments are described below.

Comprehensive Amendment Process and Procedures

It is intended that a Comprehensive Update of the Community Area Plan take place at least every five (5) years unless otherwise directed by the City Council and Board of County Commissioners. In making a determination of when a Comprehensive Update should be initiated, a prime consideration should include what changes have occurred since the Plan was last updated. These changes may be in the economy or the environment, housing affordability, traffic congestion, local priorities or issues, projected growth, etc. A Comprehensive Update will include a thorough re-evaluation of the vision, goals, policies, and strategies contained within the Plan, noting those that should be changed and those that should be removed, and develop new policies if necessary, to make sure that the Plan is being effective. A Comprehensive Update will also include a thorough review of the validity of all information contained within the Plan and should include extensive opportunities for involvement by the public, boards and commissions, elected and appointed officials, city and county staff, and

other affected interests.

The City Council and Board of County Commissioner shall then approve, approve with conditions, or deny the update based on its consideration of the recommendations from their respective Planning Commissions, staff, boards and commissions, and evidence from public hearings.

Plan Minor Amendment Process and Procedures

All Plan Minor Amendments shall be considered by the City Council and Board of County Commissioners, after recommendation by the Planning Commissions, staff. Notice of such action shall be given as required for resolutions pursuant to City and County regulations. The City Council and County Commissioners shall then approve, approve with conditions, or deny the amendment based on its consideration of the recommendations and evidence from the public hearings. Approval of the amendments shall be by resolution.

Citizen requests for a Minor Plan Amendment shall be considered by the City Council and Board of County Commissioners no more frequently than once per calendar year, unless the City Manager and/or County Administrator determines the proposed amendment warrants expedited consideration. Plan amendments initiated by City Council or the Board of County Commissioners, staff, and boards and commissions, may be processed at any time.

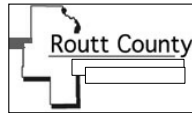
A minor plan amendment shall be approved if the elected bodies make specific findings that:

1. The existing Community Area Plan and/or any related element thereof is in need of the proposed amendment;
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan;
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;
5. The proposed amendment is consistent with the City's ability to annex the property;
6. The proposed amendment is consistent with the logical expansion of the Growth Management Area boundary;
7. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and
8. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Community Area Plan and the elements thereof.

Appendix F: Housing Needs Assessment Summary

The following slides summarize the Routt County Housing Needs Assessment completed by RRC Associates, McCormick and Associates, Inc., and Rees Associates in May 2003.

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Routt County Housing Needs Assessment, 2003

RRC Associates, Inc. • McCormick and Associates, Inc. • Rees Associates

Project Team

- RRC Associates, Inc.
 - Chris Cares
 - Wendy Sullivan

- McCormick and Associates, Inc.
 - Kathy McCormick

- Rees Associates
 - Melanie Rees

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Conclusions

- Overall, housing situation in Routt County
 - Some improvements since 1995
 - Some not-so-favorable changes since 1995
 - Trends point toward growth in population and employment and, therefore, continued demand for housing
 - Opportunities exist to ensure the local housing situation does not become a more significant problem

Positive Trends

- Homeownership increased in the county
- Adequate rental housing for 50%-120% AMI households
 - 3-person households earning \$29,500 to \$70,800 per year
- Personal income keeping pace with rents
 - Both increased 50% between 1990 and 2000

“Positive” trends primarily attributed to economy rather than actual change in housing conditions:

- Short-term rentals converting to long-term rentals
- Higher rental vacancies (choices) / stabilized rents
- Lower interest rates (purchasing power)
- Employee retention & applications increased; turnover declined

Negative Trends

- Median price of for-sale units continue to increase
- Increases in owner housing costs outpaced local wages and incomes
- % of cost-burdened households increased
- Limited entry-level homeownership opportunities
- In-commuting increased
- Increasingly difficult for essential workers (teachers, nurses, etc.) to purchase homes
- Employers concerned that employee location/retention problems will return when economy improves

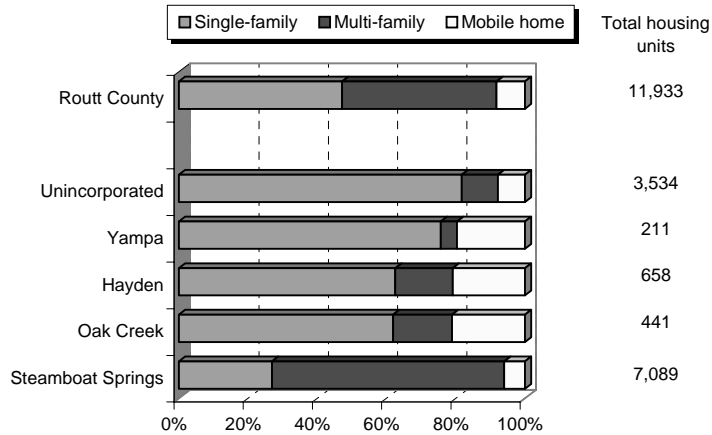
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What is “Affordable Housing”

- Definition:
 - When the amount spent on rent or mortgage payments (excluding utilities) does not exceed 30% of the combined gross income of all household members. There is no single amount that is “affordable.” The term is not synonymous with low-income housing; households in lower through middle-income ranges tend to have affordability problems. Under most Federal programs for low-income housing, occupants pay 30% of their gross income for rent and utilities.

Current Housing Condition: Total Housing Units By Type

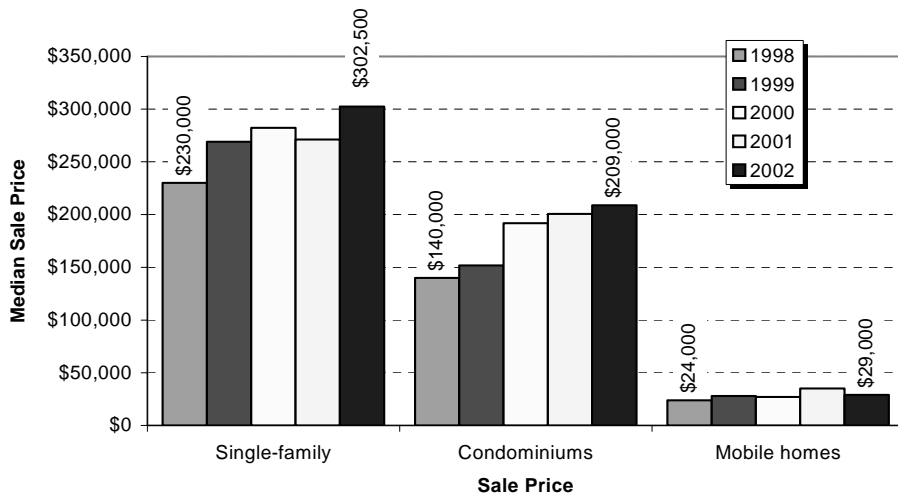


Source: 2000 US Census

Bullets for Housing Units by Type slide

- 47% of total housing units in Routt County are single-family units, 45% are multi-family, and 8% are mobile homes.
- 67% of the housing in Steamboat Springs is multi-family housing;
- Single-family units dominate in all other regions (62% in Oak Creek to 82% in the unincorporated county); and
- About 20-21% of all units in Yampa, Hayden, and Oak Creek are mobile homes. Only 6% of housing units in Steamboat Springs are mobile homes; however, 44% of all mobile homes in Routt County are located in Steamboat Springs.

Current Housing Condition: Median Sale Price by Unit Type



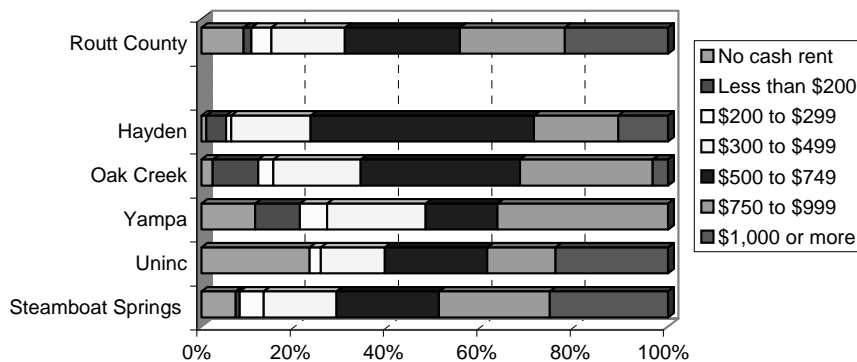
Source: Routt County Assessor; RRC Associates, Inc.

Bullet for median sale price by unit type

- The median sale price of single-family units increased 32% between 1998 and 2002; condominiums (stacked flats) increased 49%; and mobile homes increased 21%.
- It would take a household income of about \$87,188 to afford to purchase the median priced single-family home in 2002
- It would take a household income of about \$60,239 to afford to purchase a median priced condominium in 2002 and may be higher depending on the HOA fee.

(income calculations assume a 6.5%, 30-yr fixed rate loan, with 5% down and 25% of monthly payment toward principle and interest only, with 5% toward taxes, insurance, and utilities).

Current Housing Condition: Rent Ranges, Routt County 2000



*Sorted in descending order by the number of units rented for less than \$750 per month

Source: 2000 US Census

Rent bullets

- Median Routt County rent (2000) \$740; \$815 average
- The majority of units rent for between \$500 and \$750 in Routt County as a whole (25%).
- Units in Steamboat Springs show the highest rent distributions, where about 50% of units rent for over \$750 per month.
- Hayden has the largest percentage of units under \$750 per month (about 70%), where 48% rent for between \$500 and \$750 per month

Current Housing Condition: Current Rents

	Median gross rent	Average gross rent
ROUTT COUNTY	\$740	\$815
Steamboat Springs	\$775	\$834
Hayden	\$662	\$659
Oak Creek	\$615	\$591
Yampa	\$590	\$578

Source: 2000 US Census

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Current Housing Condition:
Household Incomes Compared to Housing Values

Income Category	% Owner Households	Maximum affordable sales price	% Units Occupied	% Gap	# Gap
Very low income < 30% AMI	6.5%	\$57,618	8.1%	1.6%	95
Low income 30% - 49% AMI	8.1%	\$96,033	3.7%	-4.4%	-269
Moderate income 50%-79% AMI	16.7%	\$153,730	13.4%	-3.4%	-204
Middle income 80%-119% AMI	24.0%	\$230,483	13.0%	-10.9%	-664
Step-up market 120% - 179%	24.7%	\$345,726	21.2%	-3.5%	-214
High-end market 180%+	20.0%	\$345,730*	40.7%	20.7%	1,256

*Represents minimum purchase price for 2.44 person households earning 180%+ AMI.
Source: 2000 US Census; RRC Associates, Inc.

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Current Housing Condition:
Household Incomes Compared to Monthly Rents

Income Category	% Renter Households	Maximum affordable monthly rent	% Units Occupied	% Gap	# Gap
Very low income < 30% AMI	18%	\$415	12%	-6%	-175
Low income 30% - 49% AMI	16%	\$692	18%	2%	48
Moderate income 50% - 79% AMI	22%	\$1,108	39%	18%	478
Middle income 80% - 119% AMI	21%	\$1,661	21%	1%	15
Step-up and high-end market 120%+ AMI	24%	\$2,491*	10%	-14%	-166

*Represents rent affordable to 2.44 person households earning 180% AMI.
Source: 2000 US Census; RRC Associates, Inc.

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Current Housing Condition: Units For Sale as of March, 2003

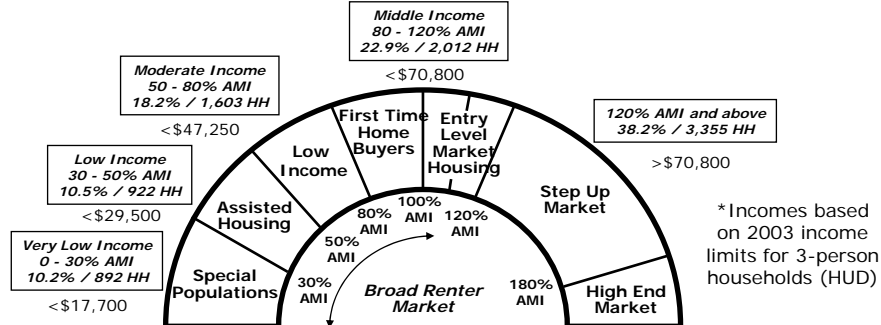
Unit Type	#	%	Median Price	Minimum	Maximum
Single-family	353	40%	\$595,000	\$55,000	\$9,350,000
Condominium	363	41%	\$299,000	\$61,500	\$1,375,000
Townhome	149	17%	\$330,000	\$123,000	\$1,750,000
Mobile Home	20	2%	\$37,500	\$20,000	\$145,000
Total	885	100%	\$375,000	\$20,000	\$9,350,000

Source: Multiple Listing Service (compiled by Steamboat Village Brokers); RRC Associates, Inc.

Bullets for Available for-sale housing

- In total: 21% of all units are priced under \$200,000, 33% are priced between \$200,000 and \$400,000, and **46% are priced over \$400,000.**
- 11% of single-family homes (38 units) are priced under \$200,000 and 28% (98 units) are priced over \$1-million (e.g. few where needed)
- 25% of condominiums (91 units) and 23% of townhomes (35 units) are priced under \$200,000
- 100% of mobile homes (20 units) are priced under \$145,000

Housing Continuum "Serve the Community"



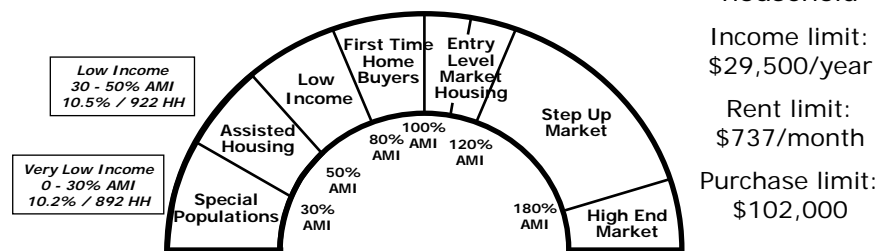
DEFICIT:

- Affordable rentals for Very Low Income HH
- Low-income owner (limited)
- Moderate/middle income owner
- Step-up rentals (served)
- Step-up owner (moderate)

SURPLUS:

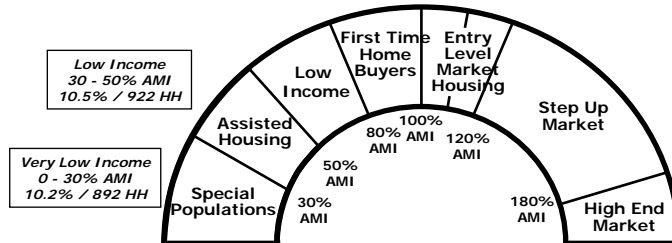
- Moderate/middle income rentals
- High-end owner

Housing Continuum: Low-Income Household Characteristics



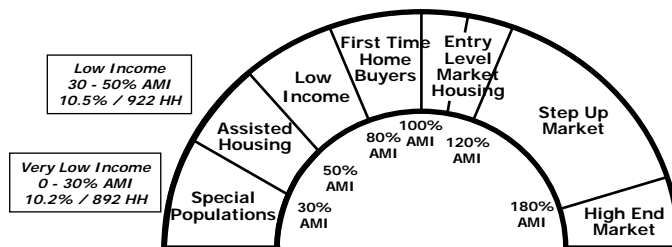
- 1-person households earning less than \$11 per hour; 3-person households earning less than \$14 per hour
- Service and retail workers; special populations
- Present DEFICIT of owner (limited) and renter housing

Housing Continuum: Benefits of Serving Low-Income Households



- Affordable housing for low-wage earning residents (reduce housing cost-burdened households)
- Options for special needs populations
- Rent protection for low-income households (e.g. protects against competition for housing from higher income groups and rising rents)

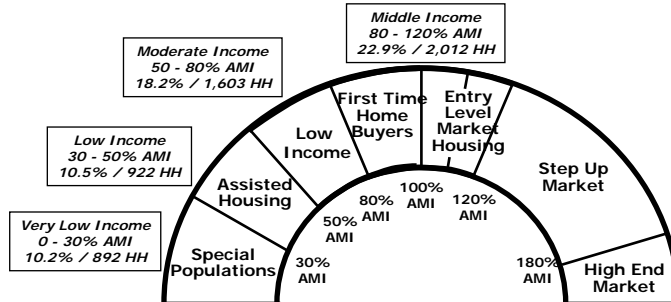
Housing Continuum: Low-Income Housing Programs



- Section 8 Rent Subsidy
- Employer Assisted Housing
- Tax credit, Farmer's Home, Bond Issues, Federal Grant Funding
- Acquisition of existing properties

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**Housing Continuum:
Moderate/Middle Income Characteristics**



3-person household

Income limit:
\$29,500 to
\$70,800/year

Rent limit: \$738 to
\$1,770/month

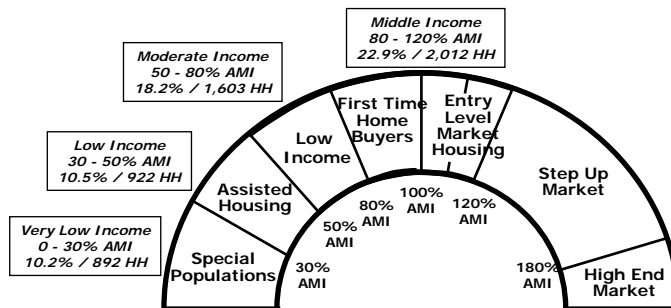
Purchase limit:
\$102,000 to
\$245,000

- About 41% of Routt County households
- First-time homebuyers at and above 80% AMI
- Present DEFICIT of owner housing; SURPLUS of rentals
- Estimate 528 renters are potential first-time homebuyers
- In-commuters: estimated about 400 would move to Routt County if housing was available

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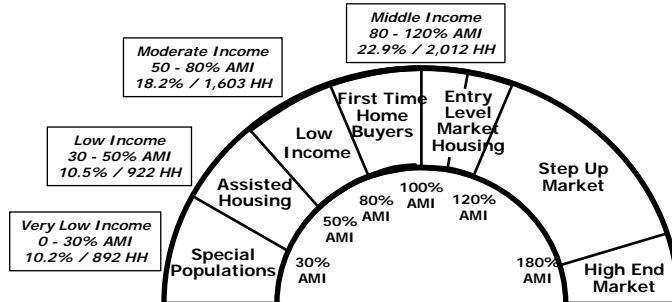
**Housing Continuum:
Benefits of Serving Moderate/Middle Income**



- Resident investment & involvement in community
- Retain/house local workforce
- Traffic mitigation
- Quality of life

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Housing Continuum: Moderate/Middle Income Programs



- Inclusionary zoning and linkage;
- Developer incentives;
- Town home and small single-family to purchase;
- Possible redevelopment of existing mobile home parks;
- Down payment assistance and/or shared appreciation

Other Housing Markets:

-Step-up and High-end-

- Largely supplied by market
- Priced between about \$250,000 and \$370,000
- Large surplus of high-end for-sale units (i.e. \$370,000 and more)

Other Housing Markets

-Seasonal Worker Housing- -Senior Housing-

- Housing needs presently served.
- Both groups have specific and very different housing needs.
- Both groups are projected to grow in the future, along with their demand for housing.
- It is important to continue to track these populations to ensure their housing needs continue to be met.

Existing Demand

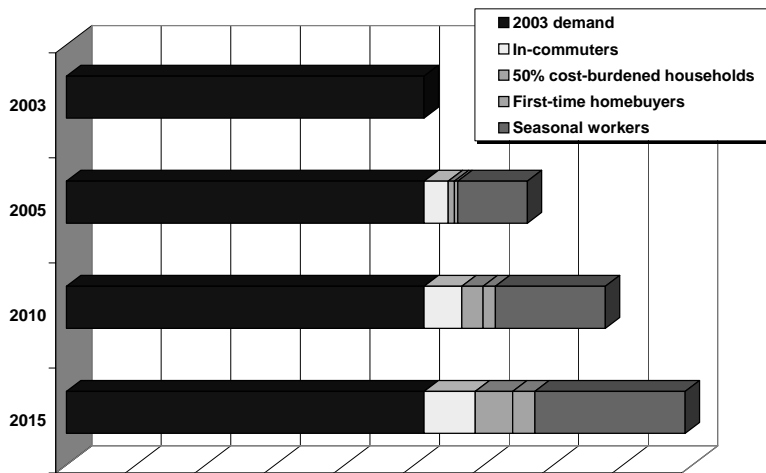
<u>Potential Housing Markets</u>	<u>2003 Demand</u>
Housing demand represented by in-commuters	400
Number of households with 50% or greater cost burden	870
Housing demand represented by potential first-time homebuyers	528
----- Housing demand represented by seasonal workers*	1,100 - 1,250

*Housing demand represented by seasonal workers partially overlap with other categories of housing demand and appears to be currently adequately met.
NOTE: All figures in the above table should be recognized as approximations and estimates rather than the "absolute truth" due to gaps in the completeness and currency of data sources.

Future Demand: Market Segments

- In-commuters (10% of workforce)
- Potential First-time homebuyers
 - Renters earning between 80%-120% AMI
 - About 6% of renter households
- Severely cost-burdened households
 - 50% or more of income toward housing payments
 - About 10% of Routt County households
- Seasonal Workers
 - About 20% of workforce, on average

Future Demand



- Demand based on labor force (in-commuters and seasonal workers) and population (cost-burdened households, first-time homebuyers) projections and should be viewed with caution in light of current economic conditions.

Next Steps

- Regional Goals
 - Identifies key populations for whom resources will be targeted
 - Provides a framework for identifying housing locations
 - Supports different target populations given community resources
 - Provides framework from which to develop housing programs and guidelines

Examples of Goals

- Housing developed through local initiatives needs to be targeted to those that live and/or work in the community.
- Housing that supports the spectrum of needs for current and future employees and residents is a priority.
- At least XX% of housing will be affordable to low to moderate income households.
- Partnerships with non-profit organizations, private developers and local governments is a key component of the local housing strategy.

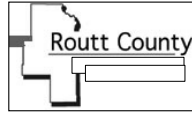
Next Steps

- Regional Approaches
 - Outlines mutually agreed upon goals
 - Specifies targeted households
 - Defines number or percentage of units
 - Describes options for pursuing both new development and use of existing housing
 - Considers “best opportunities” for different locations
 - Implements regional administrative approaches (income qualification, use of deed restrictions and marketing).

Opportunities

- Regional Housing Authority
- Continued support of RALF
- Employer-assisted programs for housing employees
- Purchase older, harder-to-rent condominium complexes for restricted housing
- Environment is such that some local developers may be able to be enticed to construct locally affordable market-rate units (low-interest loans, building costs lower now than in previous years)

ROUTT COUNTY HOUSING NEEDS ASSESSMENT 2003



Thank-You