

# CITY OF STEAMBOAT SPRINGS

## AGENDA

REGULAR MEETING NO. 2008-22  
TUESDAY, AUGUST 5, 2008

3:30 P.M.

**MEETING LOCATION:** Citizens' Meeting Room, Centennial Hall;  
124 10<sup>th</sup> Street, Steamboat Springs, CO

**MEETING PROCEDURE:** Comments from the Public are welcome at two different times during the course of the meeting: 1) Comments no longer than three (3) minutes on items **not** scheduled on the Agenda will be heard under Public Comment; and 2) Comments no longer than three (3) minutes on all scheduled public hearing items will be heard **following** the presentation by Staff or the Petitioner. Please wait until you are recognized by the Council President. With the exception of subjects brought up during Public Comment, on which no action will be taken or a decision made, the City Council may take action on, and may make a decision regarding, ANY item referred to in this agenda, including, without limitation, any item referenced for "review", "update", "report", or "discussion". It is City Council's goal to adjourn all meetings by 10:00 p.m.

A City Council meeting packet is available for public review in the lobby of City Hall, 137 10<sup>th</sup> Street, Steamboat Springs, CO.

**PUBLIC COMMENT: Public Comment will be provided at 7 p.m., or at the end of the meeting, (whichever comes first).** CITY COUNCIL WILL MAKE NO DECISION NOR TAKE ACTION, EXCEPT TO DIRECT THE CITY MANAGER. **THOSE ADDRESSING CITY COUNCIL ARE REQUESTED TO IDENTIFY THEMSELVES BY NAME AND ADDRESS. ALL COMMENTS SHALL NOT EXCEED THREE MINUTES.**

---

### A. ROLL CALL (3:30 P.M.)

**EXECUTIVE SESSION:** To discuss the topics set forth below. The specific citation to the provision or provisions of C.R.S. §24-6-402, subsection (4) that authorize(s) the City Council to meet in an executive session are also set forth below. The stated topic identifies the particular matter to be discussed in as much detail as possible without compromising the purpose for which the executive session is authorized.

- a. Wendy DuBord Contract as Interim City Manager
- b. Possible Real Estate Acquisition
- c. Pre-annexation agreement with Steamboat 700 - (Jerry Dahl in attendance)

The discussion of the preceding topics is authorized under the following provisions:

§26-4-402(4)(a). “The purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; except that no executive session shall be held for the purpose of concealing the fact that a member of the local public body has a personal interest in such purchase, acquisition, lease, transfer, or sale;” **Applies to b., above.**

§24-6-402(4)(b), which permits an executive session to have “[c]onferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions;” **Applies to a., b., and c., above.**

§24-6-402(4)(e), which permits an executive session for the purpose of “[d]etermining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators;” **Applies to b. and c., above.**

§24-6-402(4)(f), which permits an executive session for discussion of a personnel matter not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees. **Applies to a., above.**

---

## **B. COMMUNITY REPORTS (5:00 P.M.)**

1. **Steamboat 700 – Pre-annexation Agreement Discussion. (Dahl/Lettunich)**
2. **RESOLUTION:** Approving a Pre-annexation Agreement between the City of Steamboat Springs and Steamboat 700 regarding annexation of up to 700 acres in the West of Steamboat Springs Area Plan. (Dahl/Lettunich)

3. **Introduction of a “Social Host” ordinance request.** (Grand Futures Prevention Coalition, et al)
- 

**C. CONSENT CALENDAR: RESOLUTIONS AND ORDINANCES FIRST READINGS**

**LEGISLATION**

ITEMS ON THE CONSENT CALENDAR GENERALLY REQUIRE LITTLE COUNCIL DELIBERATION AND MAY BE APPROVED WITH A SINGLE MOTION. ANY MEMBER OF THE COUNCIL OR THE PUBLIC MAY WITHDRAW ANY ITEM FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION AT ANY TIME PRIOR TO APPROVAL.

4. **MOTION:** To approve a contract for Interim City Manager, Wendy DuBord. (Lettunich)
5. **MOTION:** Motion to approve submittal of a grant application to Great Outdoors Colorado requesting \$231,750 for funding development of a concrete skate park in Steamboat Springs. (DelliQuadri)
6. **MOTION:** Motion to approve submittal of a grant application to Great Outdoors Colorado requesting \$10,000 for funding a master plan for the rodeo facility. (DelliQuadri)
7. **RESOLUTION:** A resolution of the City Council of the City of Steamboat Springs, Colorado, accepting the completed Base Area Retail Study. (McMillan)
8. **RESOLUTION:** A resolution adopting an amended and restated Intergovernmental Agreement establishing the Yampa Valley Airport Commission. (Shelton/ Baker)
9. **RESOLUTION:** A resolution accepting an easement from Alpenglow Nominee, LLC; approving changes in the location of stormwater treatment and snowmelt facilities constructed by Alpenglow Nominee, LLC; and approving a revocable permit for the encroachment of projecting signs and awnings into City Rights of Way. (Foote)
10. **FIRST READING OF ORDINANCE:** An ordinance approving the grant of an easement to Alpenglow Nominee, LLC for the location and maintenance of retaining walls, a trash compactor, and snowmelt facilities on City property; providing an effective date; and setting a hearing date. (Foote)

11. **FIRST READING OF ORDINANCE:** An ordinance vacating all of the existing utility easements within Mountain View Estates, Filing 4, Lots 1-18, and providing an effective date and setting a hearing date. (McMillan)
- 

**D. PUBLIC HEARING: ORDINANCE SECOND READINGS**

THE CITY COUNCIL PRESIDENT OR PRESIDENT PRO-TEM WILL READ EACH ORDINANCE TITLE INTO THE RECORD. PUBLIC COMMENT WILL BE PROVIDED FOR EVERY ORDINANCE.

12. **SECOND READING OF ORDINANCE:** An ordinance adopting the Uniform Election Code of 1992 in lieu of the Municipal Election Code of 1965 as amended, for a Regular Municipal Election to be held on November 4, 2008 to permit the City to participate in a coordinated election with Routt County. (Jordan)
13. **SECOND READING OF ORDINANCE:** An ordinance dedicating a Public Utility Easement on Lot 2, Fish Creek Mobile Home Park Subdivision; providing an effective date; and setting a hearing date. (Foote)
14. **SECOND READING OF ORDINANCE:** An ordinance approving a hangar lease to Paul A. Heimbach at the Steamboat Springs Airport and authorizing the City Council President to sign lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date. (Baker)
15. **SECOND READING OF ORDINANCE:** An ordinance approving a Rental Management Agreement with Mountain Resorts Realty, LLC; setting a hearing date; and providing an effective date. (Robichaud)
16. **SECOND READING OF ORDINANCE:** An ordinance repealing and re-enacting Chapter 2, Article IV, Division 16 of the Steamboat Springs Revised Municipal Code and authorizing the annual formation of a Community Support Committee as an advisory body to recommend the allocation of Community Support Funds by the City Council; providing an effective date; and setting a hearing date. (Rolan)

17. **SECOND READING OF ORDINANCE:** An ordinance approving a two-year extension of the sports fields and facilities license agreement between the City and Triple Crown Sports, Inc. for years 2009 and 2010; providing an effective date; and setting a hearing date. (Wilson)
- 

- E. **PUBLIC COMMENT: Public Comment will be provided at 7 p.m., or at the end of the meeting, (whichever comes first).** CITY COUNCIL WILL MAKE NO DECISION NOR TAKE ACTION, EXCEPT TO DIRECT THE CITY MANAGER. **THOSE ADDRESSING CITY COUNCIL ARE REQUESTED TO IDENTIFY THEMSELVES BY NAME AND ADDRESS. ALL COMMENTS SHALL NOT EXCEED THREE MINUTES.**
- 

PLANNING  
PROJECTS

- F. **PLANNING COMMISSION REPORT**
- 

- G. **CONSENT CALENDAR - PLANNING COMMISSION REFERRALS:**

ITEMS ON THE CONSENT CALENDAR GENERALLY REQUIRE LITTLE OR NO COUNCIL DELIBERATION AND MAY BE APPROVED WITH A SINGLE MOTION. A CITY COUNCIL MEMBER MAY REQUEST AN ITEM(S) BE REMOVED FROM THE CONSENT CALENDAR FOR FURTHER DISCUSSION. **ALL ORDINANCES APPROVED BY CONSENT SHALL BE READ INTO THE RECORD BY TITLE.**

18. **PROJECT: Mountain Park Subdivision Lots 1&2 (Meadows Skier Lot Parking)**

PETITION: Development plan for parking lot expansion.

LOCATION: Corner of Pine Grove Road and Mt. Werner Road.

APPLICANT: Steamboat Ski & Resort Corporation, Matt Wolf, 2241 17<sup>th</sup> Street, Boulder, CO; 303-442-5458.

PLANNING COMMISSION VOTE: Approved 6-1 on 7/24/08.

19. **PROJECT: Original Addition to Steamboat Springs, Block 28, Lots 11 & 12 (608 Yampa Avenue)**

PETITION: Development plan and final development plan to construct a 13,000 square foot mixed use building with 1,229 square feet of commercial space and 2 residential dwelling units.

LOCATION: Northwest corner of 6<sup>th</sup> and Yampa.

APPLICANT: 608 Yampa, LLC, Brian Bavosi, Vertical Arts, 970-871-0056.

PLANNING COMMISSION VOTE: Approved 7-0 on 7/24/08.

---

## H. PUBLIC HEARING – PLANNING COMMISSION REFERRALS

### PUBLIC HEARING FORMAT:

- **Presentation by the Petitioner (estimated at 15 minutes). Petitioner to state name and residence address/location.**
- **Presentation by the Opposition.** Same guidelines as above.
- **Public Comment by individuals (not to exceed 3 minutes). Individuals to state name and residence address/location.**
- **City staff to provide a response.**

#### 20. **PROJECT: Barn Village at Steamboat**

PETITION: Development plan and final development plan for three four-plex buildings that fulfill required affordable housing for Barn Village at Steamboat and a 14-unit transitional housing building for YVMC. The Preliminary Plat is for a two lot subdivision to create separate parcels to change condition of approval regarding required completion of units.

LOCATION: North side of YVMC office building and emergency access.

APPLICANT: Steamboat Springs Holdings II, LLC c/o Scott Woodford, 2145 Resort Drive, Steamboat Springs, CO; 970-871-9111.

PLANNING COMMISSION VOTE: Approved 7-0 for all 3 motions on 7/24/08.

- a. Final Development Plan\*
- b. Preliminary Plat\*
- c. Community Housing Plan Amendment\*

\*A separate motion for each of these items is necessary.

#### 21. **PROJECT: Original Town of Steamboat Springs, Block 5, Lots 7-12 (Holy Name Catholic Church)**

PETITION: Pre-application, preliminary plat, and CHP for a significant addition to the existing church. This will displace the current historic structures, application proposes significant variances to the overall allowable height, minimum parking requirement, and the Commercial Neighborhood Design Standards.

LOCATION: 504 Oak Street.

APPLICANT: Holy Name Catholic Church, Lori Hanson, Eidos Architects, 5400 Greenwood Plaza Blvd., Greenwood Village, CO; 80111.

PLANNING COMMISSION VOTE: No vote needed.

- 22. SECOND READING OF ORDINANCE:** An ordinance waiving the application of Community Development Code Section 26-68(f)(1) to the Riverside Subdivision, Filing No. 1; repealing all conflicting ordinances; providing an effective date; and setting a hearing date. (Keenan)
- 

**I. REPORTS**

**23. City Council**

- a.) VNA - request to waive permit fees.
- b.) City Manager search process: City Council facilitated retreat.

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

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

Any Council Member may request discussion of any issue. Items cannot be added for action at this meeting.

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

Any staff member may request discussion of any issue at a future meeting only. Items cannot be added for action at this meeting. Staff will forward a specific request, stating the issue, anticipated outcome, time frame and requested direction from a majority of the Council.

**24. Reports**

- a. Agenda Review (Jordan):
  - 1.) SSRA, August 12, 2008. (Jordan)
  - 2.) City Council, August 12, 2008. (Jordan)
  - 3.) City Council, August 19, 2008. (Jordan)
- b. Staff Reports
  - 1.) Use Tax discussion. (Rolan)
  - 2.) Revenue Philosophy Discussion. (Rolan)
  - 3.) Pine Bark Beetle wood/or wood products sales tax exemption discussion. (Rolan)
  - 4.) Developing a Community Support Allocation Committee and how funding of certain entities will be handled. (Rolan)
- c. City Attorney's Update/Report. (Lettunich)

- d. Manager's Report: Ongoing Projects. (DuBord)
    - 1.) Interim City Manager Update
    - 2.) Rehder Building Costs.
    - 3.) The Victoria, revisions to approved Community Housing Plan
- 

**J. OLD BUSINESS**

**25. Minutes**

- a. Special Meeting SP-2008-08, May 30, 2008. (Peasley)
  - b. Regular Meeting 2008-19, July 1, 2008. (Jordan)
  - c. Regular Meeting 2008-20, July 8, 2008. (Jordan)
  - d. Regular Meeting 2008-21, July 15, 2008. (Jordan)
- 

**K. ADJOURNMENT**

**BY: JULIE JORDAN, MMC**  
**CITY CLERK**