

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2732

AN ORDINANCE AMENDING CHAPTER 26 OF THE STEAMBOAT SPRINGS REVISED MUNICIPAL CODE BY AMENDING SECTION 703 TO REVISE PROPERTY POSTING REQUIREMENTS, TXT-19-07.

WHEREAS, the City Council adopted the Community Development Code as Ordinance No. 2624 on November 14, 2017; and

WHEREAS, the City is committed to regular, ongoing review of the Community Development Code so that the provisions contained therein are relevant and applicable to the community at any given point in time; and

WHEREAS, the City Council has recognized the importance of an efficient development review process; and

WHEREAS, the Planning Commission held a public hearing on November 14, 2019, and recommended City Council adopt the amendment to the Community Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:

SECTION 1. Section 703 of the Community Development Code shall be amended as noted in Exhibit A.

SECTION 2. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

SECTION 3. If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

SECTION 4. The City Council hereby finds, determines, and declares that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety.

SECTION 5. This Ordinance shall take five effect (5) days after its publication following final passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter, or January 1, 2020, whichever occurs later.

SECTION 6. A public hearing on this ordinance shall be held on December 17, 2019, at 5:00 P.M. in the Citizens Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

INTRODUCED, READ AND ORDERED published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 3rd day of December, 2019.

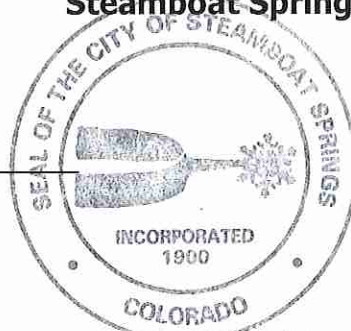


**Jason Lacy, President
Steamboat Springs City Council**

ATTEST:



**Julie Franklin, CMC
City Clerk**




FINALLY READ, PASSED, AND APPROVED this 23rd day of December, 2019.

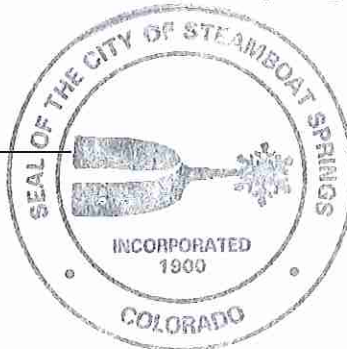


**Jason Lacy, President
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1) Amend Section 703 Public Notice, as follows:

703.B Notice Content

Whenever this CDC requires public notice types listed in Section 703.A, the notice shall include:

1. Newspaper Publication and Surrounding Property Owners Mailing
 - ~~a.1.~~ Name of the project and a brief summary of the requested action and type of application; and
 - ~~b.2.~~ General description of the location of the subject property; and
 - ~~c.3.~~ Name of the applicant; and
 - ~~d.4.~~ Name and contact information of the Planning and Community Development Department contact person; and
 - ~~e.5.~~ A statement that the application is available for public review at the Planning and Community Development Department during regular business hours and on the Department website; and
 - ~~f.6.~~ The time, date, and location of any public hearings, if applicable, or the final decision date, or a statement that additional notice will be provided when public hearing or final decision dates have been scheduled; and
 - ~~g.7.~~ Address where written comments may be sent.
2. Property Posting
 - a. Name and contact information of the Planning and Community Development Department contact person; and
 - b. A statement that the application is available for public review at the Planning and Community Development Department during regular business hours and on the Department website.

703.C Notice Procedures

1. **Newspaper Publication**

The Planning Director shall cause notice to be published once in a newspaper of general circulation in the City no less than seven days prior to the public hearing or final decision date.
2. **Surrounding Property Owners Mailing**
 - a. The Planning Director shall make a best faith effort to identify the most current owners of property located partially or completely within 300 feet of the property subject of the development application.
 - b. The applicant shall mail a copy of the notice by first class mail to all property owners identified by the Planning Director no later than 14 days prior to the public hearing or final decision date.
 - c. The applicant shall submit a signed affidavit to the Planning Director no later than eight days prior to the required public hearing or final decision date confirming the required mailed notice has been completed in accordance with this Section.

- d. If the required mailed notice is not completed in accordance with this Section, the Planning Director may require a second mailed notice and amended hearing or final decision date.

3. Property Posting

- a. The applicant shall post a sign on the property ~~for a minimum of ten consecutive days prior to the public hearing or final decision date~~ within seven days of a complete application being accepted.
- b. The sign shall remain until a final decision is made.
- ~~c.b.~~ The sign shall be located on the subject property in a location approved by the Planning Director that is conspicuously and readily visible from a public right-of-way. If there is no location on the property that is conspicuously and readily visible from a public right-of-way, the Planning Director may approve an alternative location. In all situations, the sign shall be posted where the greatest number of public will have a reasonable opportunity to view the sign.
- ~~d.e.~~ For projects that include more than one lot, more than one street frontage, or property greater than one acre, the Planning Director may require additional signs to be posted.
- ~~e.d.~~ The applicant shall submit a signed affidavit to the Planning Director no later than eight days prior to the required public hearing or final decision date confirming the sign was placed in the approved location in accordance with this Section.