



MEMORANDUM
PLANNING COMMISSION REPORT

TO: President, President Pro-Tem and Members of the City Council

THROUGH: Gary Suiter, City Manager

FROM: Planning Commission

Through: Tyler Gibbs, Director of Planning and Community Development

DATE: February 12th 2018

RE: Planning Commission Report

Policy Work Session & Public Hearing: Planning Commission met on February 12, 2018 for a Policy work session.

Introduction: Planning Commission discussed how the currently allowable Residential Uses in Industrial Zone district were functioning, and whether any changes to either policy or code may be necessary.

Discussion: The initial discussion that staff requested from Planning Commission was to identify the problem. From there, we could then explore options to solve this problem.

Discussion in this worksession centered mostly on how the existing code has created an avenue for builders to design a building that meets the criteria for an industrial use with residential units above, but that very obviously is going to be intended for use as a primarily residential unit or building. As staff pointed out, with this current condition it is extremely difficult to verify code compliance on an ongoing basis for any of these subject units.

Planning Commission began to discuss the policy and goals of the Industrial District. Within this context many agreed that one of the problems that Steamboat Springs will need to resolve is how to plan for the appropriate amount of needed industrial space for the future growth of our town. This requires a lot of vision for future needs, and some wondered if there would be a way to at least tabulate how much of our industrial land we still have to develop on, how much of the developed industrial land is being fully utilized, and how much is being used predominantly for "residential" Work/Live units. It was also discussed that Steamboat does not have an obvious ability to expand the existing industrially zoned part of town. With this in mind, we need to ask if

preserving this industrial part of town specifically for industrial uses becomes more important than trying to solve our immediate housing supply need by utilizing this industrial zone district. Planning Commission did not have an answer to this question at this time.

While some did have concerns about allowing residential uses in this zone district at all, many also felt there would be a way to offer this kind of use still in this zone, but that the current CDC language did not define the proper way to allow this residential use. Some offered that changes in allowable condominiumization of the overall buildings built in this zone could help solve this enforcement issue. Others thought that changing the existing criteria/standards could better define how much residential should be allowed on a given industrial property. And, many offered concerns as to how many people who would begin to live in this residential/industrial neighborhood would start to forget the primary use, and possible conflicts between the two uses would begin to arise. This would include noise complaints on the one side, and safety concerns for families being near industrial equipment on the other.

Staff took these ideas down, and will begin to create options for different ways to proceed forward for Planning Commission to consider and discuss.