



New Authority Streamlines Development Review

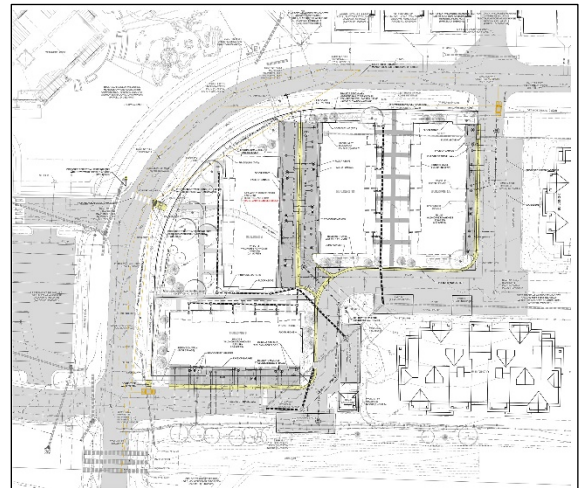
Planning Commission Change Takes Effect January 1, 2020

STEAMBOAT SPRINGS, COLORADO-November 14, 2019-Developing a piece of property takes a significant amount of time before a shovel hits the ground. To make the process more efficient, the city has modified the process giving new decision authority to the Planning Commission.

"We understand that all sides of the development scenario want the process to be efficient and these modifications move us in that direction," commented Planning & Community Development Director Rebecca Bessey. "City Council's goal was to streamline the procedures while continuing to ensure the transparency of the process."

A recent Council decision (Ordinance #2711) assigned final authority to the Planning Commission for specific types of development projects. Starting in the New Year, public hearing projects without variances will move through the Planning Commission process with only one public hearing.

Prior to this, the Planning Commission made a recommendation to City Council on all development projects that go to public hearing; and then, council cast the final decision. In the future, public hearing projects without variances will be able to move through the process more quickly with only one public hearing instead of two.



With this change, the Planning Commission now decides all applications for Conditional Use, Conceptual Development Plan without Variances, Development Plan-Public Hearing without Variances, and Preliminary Plat without Variances.

Council may call up a project from Planning Commission for review; and then uphold, remand or revise the decision. Community members may appeal a Planning Commission decision to City Council. All development projects are listed online www.steamboatsprings.net/currentprojects.

The change takes effect on January 1, 2020 with the January 9, 2020 Planning Commission meeting as the first opportunity for the Commission to make a final decision. The Planning Commission will continue to provide a recommendation to City Council on all other public hearing projects.

For more information about this change or any current project, contact Planning and Community Development via email on the department website, in person Monday-Friday at 124 10th Street, or at 970.871.8258.

-WeServeTheCity-

Contact

Rebecca Bessey, Planning & Community Development Director, 970.871.8202 or [email](mailto:rebecca@steamboatsprings.net)
Toby Stauffer, Senior Planner, 970.871.8280 or [email](mailto:toby@steamboatsprings.net)