

## CITY OF STEAMBOAT SPRINGS, COLORADO

### ORDINANCE NO. 2849

#### **AN ORDINANCE AMENDING CHAPTER 26 OF THE STEAMBOAT SPRINGS REVISED MUNICIPAL CODE BY AMENDING SECTION 702.M TO ADD AN EXPEDITED DEVELOPMENT REVIEW PROCESS FOR HOUSING PROJECTS, PL20220030.**

**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 March 10, 2022 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 702.M of the Community Development Code shall be amended to read as follows:

702.M Expedited Development Review

Development Applications that serve an identified community need, as identified below, are eligible for Expedited Development Review. Expedited applications shall be given priority over other projects in the development review process and processed in shortened time frames as determined by the Planning Director and DRT Policies.

1. Applicability

To be eligible for Expedited Development Review, the development application shall develop deed restricted workforce or affordable housing dwelling units or lots and either:

- a. Be a residential development project with affordable housing or workforce deed restrictions on a minimum of 30% of the total proposed dwelling units or lots; or
- b. Be a mixed-use development project with affordable housing or workforce deed restrictions on a minimum of 30% of the residential net floor area within the project.

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ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.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

**SECTION 6.** A public hearing on this ordinance shall be held on May 3, 2022 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 5<sup>th</sup> day of April, 2022.

*Robin Crossan*

---

**Robin Crossan, President  
Steamboat Springs City Council**

**ATTEST:**

---

**Julie Franklin, CMC  
City Clerk**

**FINALLY READ, PASSED, AND APPROVED** this 3<sup>rd</sup> day of May, 2022.

*Robin Crossan*

---

**Robin Crossan, President  
Steamboat Springs City Council**

**ATTEST:**

---

**Julie Franklin, CMC  
City Clerk**