



STEAMBOAT SPRINGS



Defense speaks

Attorney says 2 suspects were not the aggressors in Richard Lopez case

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SPORTS



Rams back to work

Page 15

A Royal appetite



MATT STENSLAND/STAFF

South Routt County resident Kathy Foos plans to have a grand opening for The Royal Café in Yampa, featuring a prime rib special Saturday. See story on page 4.

Housing ordinance in flux

Linkage suspension, legal challenges among possible outcomes

Brandon Gee
PILOT & TODAY STAFF

STEAMBOAT SPRINGS

Members of Steamboat Springs' business and development communities believe the city's affordable housing ordinance could be vulnerable to a legal challenge, and they threatened to take such a step if swift action isn't taken to change the law.

In a memo prepared on behalf of a group of local business leaders and developers, Denver lawyer Thomas Ragonetti wrote that he believes the city's affordable housing ordinances are challengeable under the takings clauses of the Colorado and U.S. constitutions, as well as Colorado's Impact Fee Statute and Taxpayers Bill of Rights, or TABOR.

Two main policies make up

the city's affordable housing ordinance: inclusionary zoning and linkage. Inclusionary zoning requires developers to include affordable units in their housing developments. Linkage is an impact fee that requires developers to mitigate — with units or a fee — a percentage of the workforce housing their developments are thought to create.

Many in the development

community have chalked the policies up as a failure and are hoping for major revisions. Developers who already have built units under the ordinance say they are finding it difficult, if not impossible, to sell them.

Brent Pearson, of Resort Ventures West, said the group that sent the memo to City Council does not want to resort

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SKI TOWN USA SNOW REPORT

Steamboat Ski Area			
New snow — Mid-mountain*	0 in.	Total snow†	198 in.
New snow — Summit	0 in.	Trails open	165/165
Base — Mid-mountain	58 in.	Lifts open	16/18
Base — Summit	61 in.	Conditions	Packed powder

*24-hour snowfall as of 12:30 p.m. previous day; † total snow beginning Oct. 21 as measured at mid-mountain FOR UP-TO-DATE ROAD CONDITIONS, INCLUDING RABBIT EARS PASS, call 511 or visit: www.cotrip.org

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