

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. 2025-65

A RESOLUTION APPROVING A DEVELOPMENT PLAN AND MAJOR VARIANCE, PL20250210, FOR THE VANTAGE AT VILLAGE DRIVE.

WHEREAS, on June 18, 2025, Four Points Surveying & Engineering, (Walter Magill) and Steamboat Architectural (Bill Rangitsch, Sharlene Bhyun) for Village Drive Townhomes LLC. (Jason Partovi) ("Applicant") submitted an application for a Development Plan and Major Variance PL20250210 ("Application") for site development of seven townhomes in two buildings with a variance to retaining wall standards for The Vantage at Village Drive ("Project") on the property located at 2936 Village Drive and more particularly described as Lot 1 Village Drive Subdivision; and

WHEREAS, the City Council held a public hearing on the Application on November 18, 2025 to consider testimony from the Applicant, staff, and the general public regarding the application; and

WHEREAS, the public hearing was duly noticed in accordance with Section 703 of the City of Steamboat Springs Community Development Code ("CDC") by posting, publication, and mailing to surrounding property owners and to the owners of mineral rights, if any; and

WHEREAS, CDC criteria for approval of the Project are set forth in CDC Section 709.C, and Section 719.D; and

WHEREAS, having considered the testimony and evidence presented at the public hearing on November 18, 2025, the City Council hereby finds, for the reasons set forth in the Planning Commission minutes from October 9, 2025 and the Department of Planning and Community Development staff report dated October 1, 2025, and the City Council Communication form dated November 18, 2025 that the following criteria have been met:

709.C Criteria for Approval:

1. The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.
2. The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.

3. The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.
4. The Development Plan complies with all applicable requirements of this CDC.
5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.

719.D General Criteria for Approval of Major Variance to 418.C to maintain and complete a newly built retaining wall that is over the 6-foot maximum height, and that does not have a horizontal offset of 3 feet between segments:

1. The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.
2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.
3. The Variance application meets the following criteria for an acceptable alternative:
Acceptable Alternative: The proposed development provides the following acceptable alternative to the standard:
 - The application of other code standards, purposes, or intents will be improved by varying the standard.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, THAT:

SECTION 1. The foregoing recitals are incorporated by reference as the findings and determinations of the City Council.

SECTION 2. The City Council hereby approves the Application subject to the following conditions:

1. The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first:
 - Water and Sewer infrastructure
 - Access drive, driveway, and parking areas
 - Drainage improvements
 - Permanent storm water quality treatment facilities
 - Sidewalk improvements
 - Snowmelt system

2. The Prior to Certificate of Occupancy/Completion, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded.
3. Record Drawings/CAD Files shall be submitted prior to Permanent Stormwater Quality Treatment Facility Inspection.
4. Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/ Grading Permit application for review and approval prior to the start of any construction.
5. The project is approved with a snowmelt system and no designated areas for snow storage or plan for snow hauling. The snowmelt system shall be kept in operating condition in perpetuity. Any circumstance on the property other than a snowmelt system serving the entire development will require development plan approval.
6. Prior to issuance of a CO, a revocable license/permit shall be issued for all privately maintained encroachments into the public right-of-way or public easement: Landscaping, landscaping improvements, stairs, private walkways. If a permit is on file, it shall be updated with changes reflected in these plans.

PASSED, ADOPTED, AND APPROVED this 18 day of November, 2025.



Steve Muntean
City Council President

ATTEST:

Julie Franklin, CMC, City Clerk