

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. 2026-07

A RESOLUTION APPROVING REVISED CONDITIONS OF APPROVAL FOR THE HOLIDAY INN EXPRESS, DEVELOPMENT PLAN PL20250363.

WHEREAS, on October 29, 2025, Walter Magill for Greystone, LLC. ("Applicant") submitted an application for the approval of a Development Plan PL20250363 ("Application") to reconsider conditions of approval for PL20230056 ("Project") on the property located at 3350 S. Lincoln Ave. and more particularly described as Lot 1, Indian Meadows F3; and

WHEREAS, the City Council held a public hearing on the Application on January 20, 2026 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

WHEREAS, having considered the testimony and evidence presented at the public hearing on January 20, 2026, the City Council hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated December 22, 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.

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. Final Plat shall be recorded prior to any site development on the lot for Hotel B.
2. The following items must be constructed and approved or accepted prior to issuance of a Temporary Certificate of Occupancy for Phase 1 as shown in the associated phasing plan:
 - Access drive, driveway, and parking areas associated with Phase 1.
 - Temporary West gravel access turnaround.
 - Maintain a temporary trail along east access road to the existing trail at the east corner of the property.
 - On Hotel B/Phase 2, removal of all construction materials, equipment, and vehicles, or store all materials/equipment/vehicles in no more than two storage containers and revegetate all other disturbed areas to existing conditions.
 - Building permit application for storage containers.
 - Permanent storm water quality treatment facilities associated with Phase 1 improvements.
 - Temporary stormwater quality features for Phase 2 lot stabilization.
3. The following items must be constructed and approved or accepted by September 30, 2026, or prior to Certificate of Occupancy for Phase 1, whichever occurs first:
 - Permanent West access turnaround and sidewalk.
 - North eight-foot-wide trail of gravel and concrete, extent as shown on the associated phasing plan.
 - East 30' public access easement and associated improvements.
 - On Hotel B/Phase 2, removal of all construction materials, equipment, vehicles and storage containers, revegetate all areas to existing conditions.
4. The following items must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy for Phase 2 (Hotel B):
 - Complete the north eight-foot-wide concrete trail.
 - Access drive, driveway, and parking areas associated with Phase 2.
 - Permanent drainage improvements associated with Phase 2.
 - Permanent storm water quality treatment facilities associated with Phase 2 improvements

PASSED, ADOPTED, AND APPROVED this 20 day of January, 2026.



Steve Muntean
City Council President

ATTEST:

Julie Franklin, CMC, City Clerk