

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. PC-2022-18

A RESOLUTION APPROVING DEVELOPMENT PLAN PL20220142, THE LODGE AT STEAMBOAT.

WHEREAS, on April 18, 2022, The Lodge at Steamboat Owners and Eric Smith & Associates ("Applicant") submitted an application for the approval of a Development Plan PL20220142 ("Application") to add storage lockers above the existing southern parking garage ("Project") on the property located at 2700 Village Drive and more particularly described as Lodge at Steamboat Condos Common Area; and

WHEREAS, the City Council adopted Ordinance 2711 on July 16, 2019, allowing the Planning Commission to approve, approve with conditions or revisions, or deny certain development applications in accordance with Article 7 of the City of Steamboat Springs Community Development Code ("CDC"); and

WHEREAS, the Planning Commission held a public hearing on the Application on October 27, 2022 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 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 October 27, 2022 the Planning Commission hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated October 4, 2022 that the following criteria have been met:

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 PLANNING COMMISSION OF THE CITY OF STEAMBOAT SPRINGS, THAT:

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

SECTION 2. The Planning Commission hereby approves the Application subject to the following conditions:

1. PIF Water and Sewer Fees will need to be paid at building permit application for the square footage of the finished space. These fees are designed to offset some of the infrastructure required to provide fire protection water in the public water system. These fees are not negotiable. The PIF form can be found at: <https://www.mwwater.com/engineering/plant-investment-fees-tap-fees/>
2. Automatic sprinkler system will be required. S-1 over 12,000 sq ft. Fire flow must take this into account.

SECTION 3. Approval of this Development Plan shall be final upon the expiration of ten days after the date of this resolution.

PASSED, ADOPTED, AND APPROVED this 27 day of October, 2022.



Brian Adams
Planning Commission Chair

ATTEST:

Julie Franklin, CMC, City Clerk