



January 25, 2023

City of Steamboat Springs  
Planning Department  
PO Box 775088  
Steamboat Springs, CO 80477

RE: Variance Requests for Preliminary Plat – PL20220479  
Fifth Supplement to the Condominium Map and Plat of the Steamboat Grand Resort Hotel  
Condominium  
Area Subject to Development Rights  
Steamboat Grand Resort Hotel, Steamboat Springs, Colorado

Ladies and Gentlemen:

On behalf of Steamboat Resort Development Company (Applicant) and with careful coordination with the Applicant's representatives, a Preliminary Plat application was submitted to divide an existing 4.35-acre parcel into 2 lots. The subject property is shown on the Second Supplement to the Condominium Map and Plat of the Steamboat Grand Resort Hotel Condominium (File No. 13510). This parcel is generally south of the Steamboat Grand Resort Hotel Condominium (the Grand), north of the West Condominiums and bounded by Mt. Werner Circle on the east and west sides.

The underlying geometric shape of the subject parcel conflicts with portions of the subdivision standards described in the City of Steamboat Springs' Community Development Code (CDC). This narrative has been developed to address the approval criteria specific to the Major Variance requirements as described in Section 719.D of the CDC and is in response to the December 13, 2023 Development Review Team (DRT) letter.

## **Pertinent Background:**

The original Steamboat Grand Resort Hotel Condominium Declaration and Plat located on Lot 1, The Knoll was recorded September 20, 2000. Of the original 19.96-acre Lot 1, about 13.99-acres were defined as a separate parcel that was subject to Future Development Rights, as shown on the plat approved by the City and recorded at file number 12907.

On July 1, 2005, the City approved 'Second Supplement to the Condominium Map and Plat of the Steamboat Grand Resort Hotel Condominium' was recorded that showed areas that were released from Future Development Rights. **The remaining 4.35-acre property is the subject parcel of the Preliminary Plat and these Variance requests.**

## **Standards to be varied:**

1. **Lot Shape** described in Section 602.C:



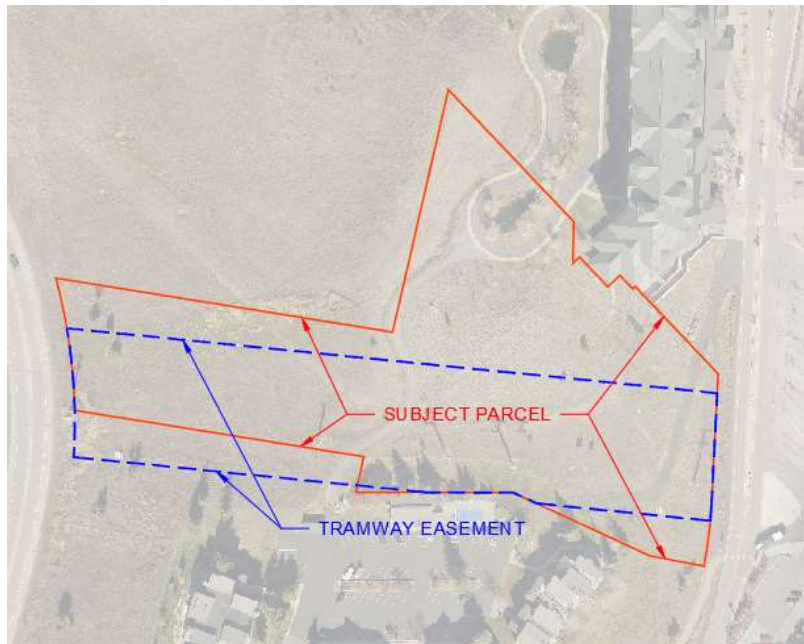
- a. Lot Depth shall not exceed five times the lot width (Section 602.C.2);
- b. Side lot lines shall be within 15 degrees perpendicular to the front lot line (Section 602.C.5);
- c. Lots shall typically be rectangular in shape (Section 602.C.6);

## Criteria for Review and Approval:

The **lot shape variance**, which includes the criteria described above, is defined by the limits of the parcel to be divided. Please refer to the following figures representing the above referenced standards to be varied:

## **Existing Parcel:**

Figure 1: Lot Shape Existing Parcel



As shown in Figure 1, the property limits are irregular. This exists with or without the property being re-platted.



## Lot Depth and Non-Rectangular Shape:

Figure 2: Lot 1

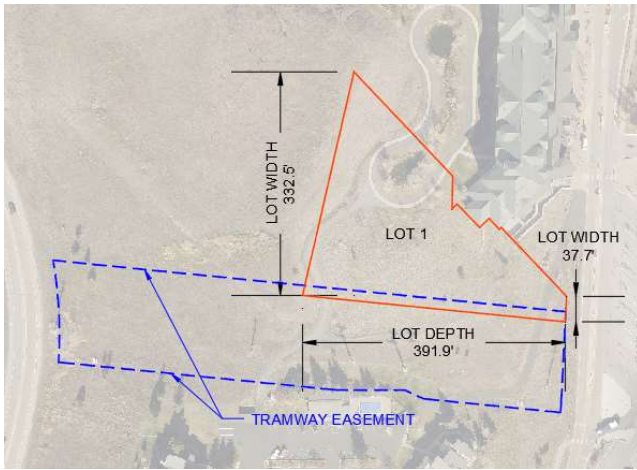
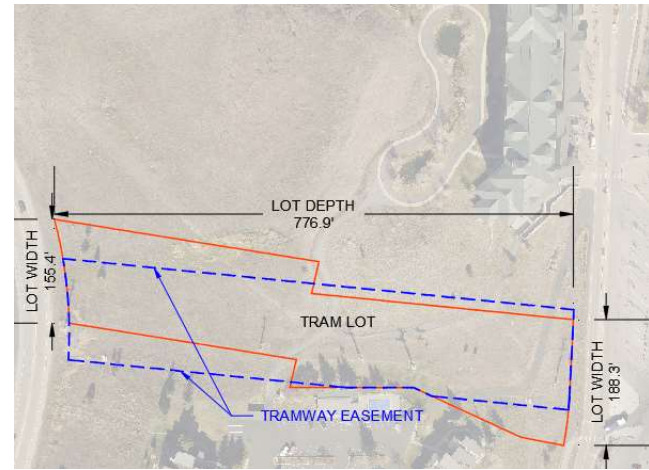


Figure 3: Tram Lot



As shown in the above figures, the lot shapes are defined by the underlying parcel and informed by the tramway easement. The Applicant does not have the ability to modify the limits of the property they own nor the limits of the tramway easement. The dimensions indicated are the basis for the Lot Depth shall not exceed five times the lot width (Section 602.C.2) and are as follows:

Lot 1: Lot Depth ÷ Lot Width: East Side =  $391.9 \div 37.7 = 10.4 > 5$  (**Variance Req'd**)  
West Side =  $391.9 \div 332.5 = 1.2$  (Good)

Tram Lot: Lot Depth ÷ Lot Width: East Side =  $776.9 \div 188.3 = 4.12 > 5$  (Good)  
West Side =  $776.9 \div 155.4 = 5.0 = 5$  (Good)



## Side Lot line skew:

Figure 4: Lot 1

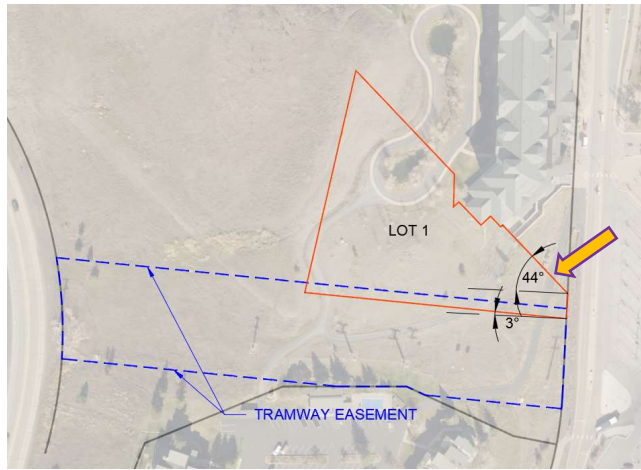
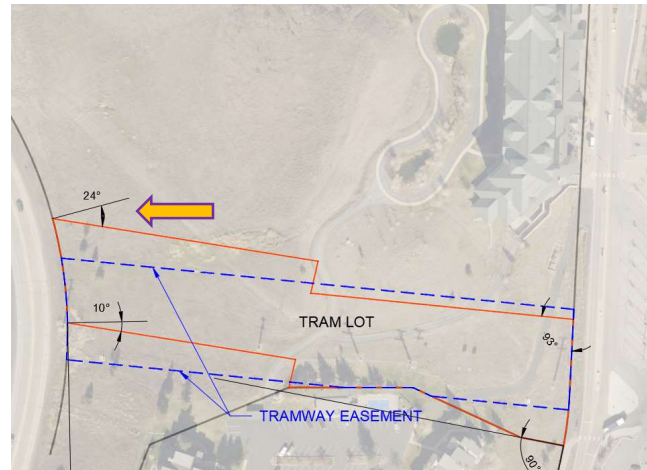


Figure 5: Tram Lot



Per Figure 4, the skew of the existing property line adjacent to the Gondola Transit Center and common with the Grand is 44-degrees (shown with an **arrow**). This exceeds the 15-degree CDC value. The proposed southern lot line has a skew of 3-degrees which meets criteria.

In Figure 5, the eastern side of the proposed Tram Lot skews are 3-degrees for the proposed lot line common with Lot 1 and 0-degrees for the existing property line to the south and meet the CDC criteria. On the west side, the existing northern property line is skewed 24-degrees (shown with an **arrow**), exceeding the 15-degree CDC value. The existing southern property line is skewed only 10-degrees and meets criteria.

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Section 719.D:

**Criteria #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.*

There are no known impacts to adjacent properties. The existing property geometry driving the Lot Shape variance exists with or without this project.

**Criteria #2:** *The variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.*

The proposed project is compatible with the following goals, policies and strategies of the Steamboat Springs Area Community Plan:

- Goal LU-2: Our community supports infill and redevelopment in core areas

## Preliminary Plat Variance Requests



- Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city
- Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas
- Policy CD-1.4: Encourage high quality site planning and design
- Policy CD-2.2: Create a functional mix of uses in new neighborhoods and development areas

The subject property has already been approved and designated as an area subject to development rights per the City approved 'Second Supplement to the Condominium Map and Plat of the Steamboat Grand Resort Hotel Condominium'.

**Criteria #3:** *The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative.*

*a. **Unnecessary Harship or Practical Difficulty** - (Major Variance) – The special circumstances of the subject property make the strict application of the standard an unnecessary hardship to the applicant, and the special circumstances are not the result of actions of the property owner or applicant.*

The existing property geometry cannot be modified since the property is owned as-is. Strict application of the standard renders the site unbuildable, despite having previously been reviewed and approved as an area designated for future development– a hardship that is detrimental to the applicant.

If you have any additional questions or need any additional information, please do not hesitate to call.

On behalf of the Owners, Steamboat Resort Development Company,

Sincerely,  
Landmark Consultants, Inc.

Erik Griepentrog, PE  
Vice-President

