

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. PC-2023-03

A RESOLUTION APPROVING A CONDITIONAL USE, PL20230001, JUNIOR EXPLORERS, 365 ANGLERS DRIVE, SUITE B, SUNDANCE PLAZA SUBDIVISION.

WHEREAS, on February 3, 2023, Charlotte Harriman, ("Applicant") submitted an application for the approval of a Conditional Use PL20230001 ("Application") for a Large Child Care Center, a Conditional Use in the Community Commercial zone district ("Project") on the property located at 365 Anglers Drive, Suite B, also known as Sundance Plaza Subdivision; 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 March 23, 2023 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 707.C; and

WHEREAS, having considered the testimony and evidence presented at the public hearing on March 23, 2023, the Planning Commission hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated March 10, 2023 that the following criteria have been met:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.
2. The proposed use is consistent with the purpose of the zone district.
3. The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

4. The proposed use complies with all other applicable requirements of this CDC.

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.

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

PASSED, ADOPTED, AND APPROVED this 23 day of March, 2023.



Brian Adams
Planning Commission Chair

ATTEST:

Julie Franklin, CMC, City Clerk