

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. PC-2023-14

A RESOLUTION APPROVING A CONDITIONAL USE, PL20230123, STEAMBOAT CHRISTIAN ACADEMY.

WHEREAS, on May 5, 2023, APEX Architecture, PC ("Applicant") submitted an application for the approval of a Conditional Use PL20230123 ("Application") for Elementary/Secondary School ("Project") on the property located at 821 Dougherty Road; 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 July 13, 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 July 13, 2023, the Planning Commission hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated July 5, 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 subject to the following conditions:

1. The maximum capacity of the school use is 75 students and six classrooms.
2. The applicant shall relinquish their currently vested Conditional Use approval for a Childcare Center, PL20220057, so that it does not conflict with use proposed with this 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 13 day of July, 2023.



~~Rich Levy~~ LOU TORTORA
Planning Commission Vice Chair

ATTEST:

Julie Franklin, CMC, City Clerk