

**CITY OF STEAMBOAT SPRINGS, COLORADO**

**RESOLUTION NO. PC-2023-16**

**A RESOLUTION APPROVING A PRELIMINARY PLAT PL20220154, PT OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT, (STEAMBOAT AIRPARK)**

**WHEREAS**, on May 5, 2022, Steamboat Springs Airpark, LLC ("Applicant") submitted an application for the approval of a Preliminary Plat PL20220154 ("Application") for the creation of a developable lot, two outlots, and associated infrastructure ("Project") on the property located at TBD Gossard Parkway and more particularly described as PT of Lot 1, West Acres Ranch Subdivision Exemption Plat; 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 November 9, 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 713.D; and

**WHEREAS**, having considered the testimony and evidence presented at the public hearing on November 9, 2023, the Planning Commission hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated November 1, 2023, that the following criteria have been met:

1. The Preliminary Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district.
2. Each lot in the subdivision that is proposed for development shall be developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards.

3. The Preliminary Plat conforms to all other applicable regulations and requirements including but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.
4. The Preliminary Plat shall be compatible with the character of existing or planned land development pattern in the vicinity and shall not adversely affect the future development of the surrounding area.
5. The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildfire hazard areas that may limit the property's development potential.

**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 owner shall provide the following recorded easements prior to issuance of a construction permit (Grade and Fill, Building):
  - a. Drainage easements to accommodate offsite drainage through the project site.
  - b. Drainage and access easement from Public Street related to the storm water quality treatment facility.
  - c. Public access easements for public sidewalks which are not completely within the right-of-way.
2. Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
3. Sanitary sewer and water design shown on sheets PP16 and PP18 do not meet City Standards. The preliminary plat was not reviewed for compliance with design standards.
4. Prior to Permanent Stormwater Quality Treatment Facility Inspection, documentation of state registration of detention or infiltration facility shall be submitted by the applicant.

5. Prior to Final Acceptance of subdivision infrastructure, an Ownership and Maintenance Agreement for the Permanent Stormwater Quality Treatment Facility shall be recorded by the applicant.
6. The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat.
7. The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first:
  - a. Access drive
  - b. Drainage improvements
  - c. Permanent storm water quality treatment facilities
  - d. Sidewalk improvements
8. Record Drawings/CAD Files shall be submitted by the applicant prior to Permanent Stormwater Quality Treatment Facility Inspection.
9. Prior to Permanent Stormwater Quality Treatment Facility Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted by the applicant.
10. Prior to Preliminary Acceptance inspection, a Testing Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted by the applicant.
11. Prior to Engineering Final Acceptance Inspection, an Improvement Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted.
12. Prior to Engineering Final Acceptance inspection, a Testing Summary letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be submitted by the applicant.
13. Prior to approval of a Building Permit or Grade and Fill Permit for any development resulting in land disturbance activity of five acres or greater, the applicant shall enter into an Improvements Agreement with the City requiring the applicant to furnish the City with collateral in an amount equal to \$5,000 per acre of proposed disturbance plus costs for maintenance of sediment and erosion control best practices necessary for implementation of the revegetation and stormwater management plan. A cost estimate for maintenance of sediment and erosion control shall be provided by a professional engineer.
14. Postal facilities shall be provided with any subsequent Development Plan for Lot 1.
15. Prior to approval of Civil Construction Drawings and Final Plat, the applicant shall secure the waterline easement necessary for water main connection as depicted on sheet PP16.

16. On the Final Plat, the setbacks depicted on sheet PP3 shall be labeled "building envelope".
17. Plat note 5 on sheet PP2 shall be amended to read as follows. Public Easement for turnaround may be vacated by the property owner (with application through the City of Steamboat Springs Planning Department) once a street through Outlot 1 is developed, constructed, and preliminary accepted by the City, connecting to the street depicted in this application.
18. The proposed Open Space 1 lot as identified on the proposed plat shall be changed to an open space easement area, to satisfy CDC Section 602.L, on the required Final Plat.
19. The approval of this Preliminary Plat is contingent on the approval of the associated Zone Map Amendment, PL20230083.

**SECTION 3.** Approval of this Preliminary Plat shall be final upon the expiration of ten days after the date of this resolution.

**PASSED, ADOPTED, AND APPROVED** this 9 day of November, 2023.

  
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Brian Adams  
Planning Commission Chair

ATTEST:

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Julie Franklin, CMC, City Clerk