

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. PC-2023-21

A RESOLUTION APPROVING DEVELOPMENT PLAN PL20220623, THE AMBLE.

WHEREAS, on December 12, 2022, East West Partners and 359 Design ("Applicant") submitted an application for the approval of a Development Plan PL20220623 ("Application") for The Amble, a resort residential building on a vacant 1.63-acre parcel of land as shown on Preliminary Plat Application (PL20220479) generally located southwest of the Steamboat Grand Resort Hotel Condominium and west of the Gondola Transit Center, ("Project") on the property located at 2300 Mt. Werner Circle, more particularly described as STEAMBOAT GRAND RESORT HOTEL, CONDO 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 December 28, 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 709.C; and

WHEREAS, having considered the testimony and evidence presented at the public hearing on December 28, 2023, the Planning Commission hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated December 15, 2023, 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. The owner shall pay Plant Investment Fees (PIF) to MWW prior to issuance of any Building Permit.
2. CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to issuance of a Building Permit, the owner shall provide documentation to the City about the proposed program the project will comply with.
3. 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:
 - Entry Access drive, driveway, and parking areas
 - Fire Access Drive
 - Sidewalk improvements
 - Trail improvements
 - All pedestrian and ADA connections shown on approved plans (sheet L-4.01)
4. 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.

5. Prior to issuance of any construction permit the project shall comply with CDC Section 440.C.1.c:

- i. Provide on-site community amenities in an amount equal to one percent of the construction valuation; or
- ii. Provide a contribution for community amenities in an amount equal to one percent of the construction valuation; or
- iii. Provide a combination of on-site amenities and a contribution that is determined to be equal to one percent of the construction valuation.

Amenities shall be approved by the City when, at least the minimum, code requirements for development of this property have been met and the amenities are located within a public easement.

6. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Road @ Pine Grove Road intersection, calculated at 3.33% of current cost basis \$4,000,330.00 (indexed to CDOT CCI) or \$133,211.00.
7. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at Mt. Werner Road @ Mt. Werner Circle intersection, calculated at 3.65% of current cost basis \$4,000,330.00 (indexed to CDOT CCI) or \$146,012.00.
8. Prior to issuance of construction permit provide a final Traffic Impact Study stamped by a Colorado Professional Engineer.
9. CDC Section 440 (Base Area Design Standards) requires all buildings in the Base Area to comply with third-party certification of building materials and construction techniques that are consistent with a nationally recognized sustainable building program or alternative approved by the Director of Planning and Community Development. Prior to Certificate of Occupancy/Completion, the owner shall provide the City with proof of completion of the chosen sustainable building program.
10. A final plat consistent with PL20220479 shall be recorded prior to issuance of a building permit.
11. See vested conditions on PL20220479 due prior to building permit issuance, final plat recording and certificate of occupancy.

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 28 day of December, 2023.



Brian Adams
Planning Commission Chair

ATTEST:

Julie Franklin, CMC, City Clerk