

**CITY OF STEAMBOAT SPRINGS, COLORADO**

**RESOLUTION NO. PC-2023-22**

**A RESOLUTION APPROVING DEVELOPMENT PLAN PL20230274, RIVERVIEW PARCEL B.**

**WHEREAS**, on 09/18/2023, Nate Stark ("Applicant") submitted an application for the approval of a Development Plan PL20230274 ("Application") for a mixed-use development including 72 multiple-family residential units and commercial office space ("Project") on the property located at 322 Riverview Way and more particularly described as Downtown Riverview Subdivision Lot B; 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 12/28/2023 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 01/11/2024, the Planning Commission hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated 01/04/2024, 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.

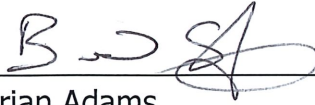
**SECTION 2.** The Planning Commission hereby approves the Application subject to the following conditions:

1. 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.
2. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
3. Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.
4. Prior to issuance of a Certificate of Occupancy, the mural on the alley will require approval through the Substantial Conformance process. Provide an image of the final design to verify the selected design is neither a sign, nor obscene.

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

[Remainder left intentionally blank]

**PASSED, ADOPTED, AND APPROVED** this 11 day of January, 2024.

A handwritten signature in black ink, appearing to read 'B. Adams', written over a horizontal line.

Brian Adams  
Planning Commission Chair

ATTEST:

---

Julie Franklin, CMC, City Clerk