

**CITY OF STEAMBOAT SPRINGS, COLORADO**

**ORDINANCE NO. 2976**

**AN ORDINANCE REZONING LOTS 5-9, BLOCK 12, ORIGINAL TOWN OF STEAMBOAT SPRINGS FROM RESIDENTIAL OLD TOWN (RO) ZONE DISTRICT TO COMMERCIAL OAK-TWO (CK-2) ZONE DISTRICT, PL20240153.**

**WHEREAS**, in accordance with Section 720 of the Steamboat Springs Community Development Code, a rezoning has been initiated by CHUSA, LLC., Jon Peddie, David Josfan, to rezone the subject property from Residential Old Town (RO) Zone District to Commercial Oak-Two (CK-2) Zone District; and

**WHEREAS**, the Steamboat Springs Area Community Plan Future Land Use Map designates this area as Neighborhood Commercial; and

**WHEREAS**, the Steamboat Springs Area Community Plan supports properly designed, infill development that achieves quality neighborhoods that are compatible in character and scale with the surrounding neighborhood; and

**WHEREAS**, the Planning Commission of the City of Steamboat Springs considered the same at a public hearing held on July 11, 2024, found that the request is in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code, and recommended approval of the rezoning; and

**WHEREAS**, the City Council of the City of Steamboat Springs has considered the Planning Commission recommendation and finds that the request is in compliance with all of the rezoning criteria of Section 720.B of the Community Development Code; and

**WHEREAS**, the City Council considers that it is in the public interest to rezone the subject property in accordance with the provisions of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, THAT:**

**SECTION 1.** The City Council specifically finds that the procedures for an Official Zoning Map Amendment within the City of Steamboat Springs as prescribed in Chapter 26 of the Steamboat Springs Revised Municipal Code, have been fulfilled, and the Council hereby approves the rezoning for the subject property as set forth below. The City Council also finds that this ordinance is necessary for the health, safety, and welfare of the community.

**SECTION 2.** Pursuant to Chapter 26 Section 720 of the Steamboat Springs Community Development Code, Lots 5-9, Block 12, Original Town of Steamboat Springs is hereby rezoned from Residential Old Town (RO) Zone District to Commercial Oak–Two (CK-2) Zone District.

**SECTION 3.** In accordance with Chapter 26 Section 720 of the Steamboat Springs Community Development Code, the Director of Planning and Community Development is hereby directed to modify and amend the Official Zoning Map of the City to indicate the zoning specified above.

**SECTION 4.** All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

**SECTION 5.** If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

**SECTION 6.** The City Council hereby finds, determines and declares that this Ordinance is necessary for the immediate preservation of the public peace, health and safety.

**SECTION 7.** This Ordinance shall take effect five (5) days after its publication following final passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter.

**SECTION 8.** A public hearing on this ordinance shall be held on August 20, 2024, at 5:00 P.M. in the Citizens Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

**INTRODUCED, READ AND ORDERED** published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 6<sup>th</sup> day of August, 2024.



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**Gail Garey, President  
Steamboat Springs City Council**

**ATTEST:**

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**Julie Franklin, CMC**  
**City Clerk**

**FINALLY READ, PASSED, AND APPROVED** this 20<sup>th</sup> day of August, 2024.



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**Gail Garey, President**  
**Steamboat Springs City Council**

**ATTEST:**

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**Julie Franklin, CMC**  
**City Clerk**