

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. 2024-57

A RESOLUTION APPROVING A CONDITIONAL USE, DEVELOPMENT PLAN, AND MAJOR VARIANCE, PL20240066, NORTHSIDE LOT.

WHEREAS, on March 20, 2024, Michael Ann LaMotte ("Applicant") submitted an application for the approval of a Development Plan, Conditional Use, and Major Variance PL20240066 ("Application") for the temporary use of surface parking ("Project") on the property located at 1965 Ski Time Square Drive and more particularly described as 0.65A TR IN SW4SW4 SEC 22-6-84 and TR IN SW4SW4 SEC 22-6-84 BOOK 407, PAGE 420 TOTAL .979A and INN AT THUNDERHEAD CONDO; and

WHEREAS, the City Council held a public hearing on the Application on October 8, 2024 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 City of Steamboat Springs Community Development Code ("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, Section 709.C, and Section 719.D; and

WHEREAS, having considered the testimony and evidence presented at the public hearing on October 8, 2024, the City Council hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated September 16, 2024, that the following criteria have been met:

707.C Criteria for Approval:

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.

709.C Criteria for Approval:

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.

719.D General Criteria for Approval of Major Variance for relief from Interior Parking Lot Landscaping Standards found in Table 402-4:

1. The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.
2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.
3. The Variance application meets the following criteria for an acceptable alternative:

Acceptable Alternative: The proposed development provides the following acceptable alternative to the standard:

- The alternative achieves a result that is equal to or better than the code standard to which a variance is being sought.

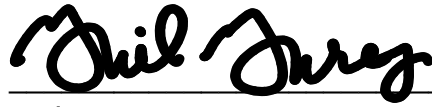
NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, THAT:

SECTION 1. The foregoing recitals are incorporated by reference as the findings and determinations of the City Council.

SECTION 2. The City Council hereby approves the Application subject to the following conditions:

1. Outstanding fees must be paid within 30 days of approval.
2. This Temporary Conditional Use will be effective for three (3) years from the approval of this resolution.

PASSED, ADOPTED, AND APPROVED this 8th day of October, 2024.

A handwritten signature in black ink, appearing to read "Gail Garey", written over a horizontal line.

Gail Garey
City Council President

ATTEST:

Julie Franklin, CMC, City Clerk