

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. 2025-02

A RESOLUTION APPROVING A COMMUNITY PLAN FUTURE LAND USE MAP AMENDMENT, PL20240267, STEAMBOAT CHRISTIAN CENTER, 821 DOUGHERTY ROAD.

WHEREAS, on September 6, 2024, Brian Adams, Apex Architecture ("Applicant") submitted a complete application for the approval of a Community Plan Future Land Use Map Amendment PL20240267 ("Application") to change the Future Lane Use Map designation from Neighborhood Residential-Low to Mixed Use Corridor ("Project") on the property located at 821 Dougherty Road and more particularly described as parcel number 936283004; and

WHEREAS, the City Council held a public hearing on the Application on January 7, 2025 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 724.C; and

WHEREAS, additional criteria for approval of Future Land Use Plan Amendments are set forth in Appendix E of the Steamboat Springs Area Community Plan; and

WHEREAS, having considered the testimony and evidence presented at the public hearing on January 7, 2025, the City Council hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated October 10, 2024 that the following criteria have been met:

1. Community Plan Amendments shall be evaluated and may be approved in accordance with the applicable criteria established in the Community Plan.
2. The current Future Land Use Map does not provide sufficient land with the proposed land use designation, and the location proposed is the best site to provide such designation.
3. The change in land use designation is compatible with the preferred direction and policies outlined in the Community Plan.

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.

PASSED, ADOPTED, AND APPROVED this 7th day of January, 2025.

A handwritten signature in black ink that reads "Gail Garey". The signature is written in a cursive, flowing style. Below the signature is a solid horizontal line.

Gail Garey
City Council President

ATTEST:

Julie Franklin, CMC
City Clerk