

CITY OF STEAMBOAT SPRINGS, COLORADO

RESOLUTION NO. 2025-14

A RESOLUTION APPROVING A DEVELOPMENT PLAN AND CONDITIONAL USE PL20240379, STOCKMAN REAL ESTATE SALES CENTER TRAILER.

WHEREAS, on December 11, 2024, Lorne Bourdo and Jamison McBride ("Applicant") submitted an application for the approval of a Development Plan and Conditional Use PL20240379 ("Application") for a temporary Real Estate Sales Trailer ("Project") on the property located at 2305 Mt Werner Circle and more particularly described as PIN 211002001; and

WHEREAS, the City Council held a public hearing on the Application on February 4, 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 707.C and Section 709.C; and

WHEREAS, CDC criteria for findings to approve off-site parking are set forth in CDC Section 406.E.2; and

WHEREAS, having considered the testimony and evidence presented at the public hearing on February 4, 2025, the City Council hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated January 16, 2025, 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.

406.E.2 Off-Site Parking Facilities Approval Conditions

- i. The off-site facilities are located within 300 feet of the use served in all residential zone districts, or the off-site facilities are located within 600 feet of the use served in all nonresidential zone districts; and
- ii. The location, operation, and maintenance of the off-site parking facilities will fulfill the purpose of the off-street parking standards; and
- iii. The off-site facilities will be as usable and convenient as on-site parking facilities; and
- iv. The off-site facilities will not cause traffic congestion or an unsightly concentration of parked cars.

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 condition:

1. The use shall terminate upon sales of 75% of units at the Stockman or by May 1, 2028, whichever is sooner. A report shall be provided by the applicant annually to the Planning Department to track the percent of units sold for compliance with this condition.

PASSED, ADOPTED, AND APPROVED this 4th day of February, 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 horizontal line.

Gail Garey
City Council President

ATTEST:

Julie Franklin, CMC, City Clerk