

The Steamboat Springs Winter Sports Club (SSWSC) built and has operated a water ramp training facility on private property at Bald Eagle Lake for the last 20+ years.

In partnership with the landowner, Steamboat Ski and Resort Company (SSRC), SSWSC is seeking to relocate and build a new training facility on SSRC property at the base of the current freestyle complex (at the base of the “Big Air” runout and skiers right hillside). This location is in parcel #323800001 of the Green Horn Ranch Subdivision: PT LOT 1 GREEN HORN RANCH. This project is located in the OR Zone district.

The project consists of:

- excavation of a retention pond (project owners have initiated water storage right process - objection period ended February 28, 2026 and there were no objections, will proceed to finalize water storage right)
- installation of an access road (for team, organizational, and emergency access only),
- parking and turnaround (for limited capacity scheduled usage and emergency/safety),
- construction of a ramp apparatus
- construction of a deck with 4 inset trampolines
- placement or construction of 3 outbuildings for storage of skis, boots, personal flotation devices, ski tuning equipment, and other operational storage for operating the facility
- seasonal placement and servicing of portable toilets

The facility would be used in summer and fall months only during daylight hours for registered athletes with SSWSC and visiting teams. There would be no public access.

In preliminary review with City of Steamboat Springs planning staff it was suggested that the primary and exclusive use of the facility would be a Commercial Use/Arts, Recreation and Entertainment/Amusement, Outdoor as described in the CDC use definitions and standards. We are seeking staff verification for applicable CDC requirements. This is a Conditional Use under the OR Zone District

Development Plan- Public Hearing

709.C Criteria for Approval

Development Plans shall be approved upon a finding that the following criteria are 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. *In the immediate vicinity of this proposed development are similar uses consisting of skiable terrain in the winter including other features of the Park Smalley freestyle complex and the Travis Mayer mogul course on the VooDoo ski run. In the summer there are hiking and mountain bike trails in the area.*
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. *The development plan will have limited adverse impacts on the natural environment, water quality, air quality, wildlife habitat, vegetation, wetlands or natural landforms. The site consists of an area already disturbed by excavation from the freestyle complex and ski runs,*

and this development plan will improve the area. All necessary water storage rights, a drainage study, and wetlands mapping will confirm.

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. *The development plan provides adequate vehicular access for the site and proposed uses. Access to the site will be limited and controlled by the SSWSC's site management plan. Access will be limited to scheduled organizational/team travel only, emergency access, and refuse/portable toilet servicing. There will be no public access. A major variance for a paving requirement and total parking spots are included in this development plan application.*

4. The Development Plan complies with all applicable requirements of this CDC. *This development plan complies with all applicable requirements of the CDC noting the two major variance requests included.*

5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable. *Not applicable*

Conditional Use

707.C Criteria for Approval

Conditional Uses shall be approved upon a finding that the following criteria are met:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans. *The proposed use is compatible with the preferred direction and policies outlined in the Community Plan.*

2. The proposed use is consistent with the purpose of the zone district. *The proposed use Commercial Use/Arts, Recreation and Entertainment/Amusement, Outdoor is consistent with the purpose of the OR Zone District as a conditional use.*

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. *The proposed development will have no negative impacts to surrounding properties. Use will be during summer and fall daylight hours while similar outdoor activities are taking place in the vicinity. There are no other residential or commercial properties in the immediate vicinity.*

4. The proposed use complies with all other applicable requirements of this CDC. *The proposed use of this development complies with all other applicable requirements of the CDC.*

There are two known major variances for this development considering current CDC planning standards. See submitted variance request prepared by Four Points Surveying and Engineering.

Variance #1

The project is seeking a variance for the requirement per Section 406.c.5.a of the CDC that a driveway shall be paved. In previous discussions with the City planning staff, this is considered a Major variance per Section 719 of CDC.

The development plan represents an access road that would come off other non-paved surfaces and be used for scheduled institutional use only with no public access, essentially making this a “driveway” to a private training facility operated by a nonprofit organization.

Variance #2

The CDC may require 10 parking spaces for the intended use of this development. Our current site plan represents 4 parking spots which is adequate for the controlled access plan for users (scheduled organizational use), emergency access, and necessary services. All access and parking will be scheduled and controlled by owner/operator.

Site Plan: The submitted site plan displays the intended layout of the following on the site: access road, parking and turnaround, retention pond, ramp apparatus, deck with 4 inset trampolines, 3 outbuildings, and portable toilets

Landscape Plan: All disturbed areas not receiving gravel surfacing shall be revegetated with a native grass seed mix. No additional landscaping is anticipated beyond revegetation.

Grading & Drainage Plan: included and prepared by Four Points Surveying and Engineering

Lighting Plan - No lighting improvements are proposed.

Soils & Geo-Technical Report or Waiver* - Preliminary testing and an initial report was performed and provided this past fall 2025. We will perform comprehensive testing as soon as the site is accessible this spring 2026. We are working with Brian D. Len, P.E. President NWCC, Inc.

Drainage Study or Waiver*: included and prepared by Four Points Surveying and Engineering

Traffic Study: Waiver submitted and approved.

Water Demand Report: Waiver submitted and approved.

Wetlands: Proposed development plan utilized dated wetlands survey/report. Development will update wetlands mapping in spring 2026 with Kelly Colfer when site is accessible

Utility Plan: The facility will require multiple light duty single phase 240v and 120v air compressors to run the landing aeration grid and the folding pneumatic jump tops. Additionally, a light duty single phase irrigation pump will be required to irrigate the inrun plastic. There will also be minimal 120v electrical needs for indoor lighting, ski waxing, and miscellaneous uses at the storage sheds. Existing SSRC electrical infrastructure is adequate and will be utilized to meet the anticipated load requirements with details to be finalized at the time of building permit.