



July 19, 2021

Steamboat Ski and Resort Corporation  
C/O Jim Schneider  
2305 Mt. Werner Circle  
Steamboat Springs, CO 80487  
Sent via Email: jschneider@steamboat.com

**RE: Green Horn Ranch  
Preliminary Plat and Major Variance; PPV-21-03**

Jim,

This letter is to confirm that your application for a Preliminary Plat was approved by the Steamboat Springs City Council at a public hearing held on July 6, 2021. The approval is to create a single developable lot with a variance to the Tree Preservation and Useable Lot Area standards at 2305 Mount Werner Road. The approval is subject to the conditions noted in Resolution No. 2021-26 (attached).

The Preliminary Plat approval shall remain effective for three years from the date of the City Council resolution. The application was processed in accordance with the provisions of Sections 702 and 713 of the Community Development Code.

Please contact me if you have any questions.

Sincerely,  
CITY OF STEAMBOAT SPRINGS

*Robert Keenan*

Bob Keenan, AICP  
Principal Planner

Enclosure: Resolution No. 2021-26

## **CITY OF STEAMBOAT SPRINGS, COLORADO**

### **RESOLUTION NO. 2021-26**

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS APPROVING AN APPLICATION FOR A PRELIMINARY PLAT AND MAJOR VARIANCE PPV-21-03, GREEN HORN RANCH.**

**WHEREAS**, on March 3, 2021, Steamboat Ski and Resort Corporation ("Applicant") submitted an application for the approval of a Preliminary Plat and Major Variance PPV-21-03 ("Application") for the creation of a legal developable lot ("Project") on the property described as SE4SE4, TRS IN NE4SE4, SW4SE4, SE4SW4 SEC 22-6-84; NE4NE4, TRS IN NW4NE4, SW4NE4 SEC 27-6-84; and

**WHEREAS**, the City Council held a public hearing on the Application on July 6, 2021 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 713.D and Section 719.D; and

**WHEREAS**, having considered the testimony and evidence presented at the public hearing on July 6, 2021, the City Council hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated June 16, 2021, that the following criteria have been met:

#### **713.D Criteria for Approval:**

1. The Preliminary Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district.
2. Each lot in the subdivision that is proposed for development shall be developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards.
3. The Preliminary Plat conforms to all other applicable regulations and requirements including but not limited to state law, the Steamboat Springs

Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.

4. The Preliminary Plat shall be compatible with the character of existing or planned land development pattern in the vicinity and shall not adversely affect the future development of the surrounding area.
5. The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildfire hazard areas that may limit the property's development potential.

**719.D General Criteria for Approval of Major Variance for 602.C.3, Useable lot Area:**

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 application of other code standards, purposes, or intents will be improved by varying the standard.

**719.D General Criteria for Approval of Major Variance for 602.F.2, Tree Preservation:**

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 application of other code standards, purposes, or intents will be improved by varying the standard.

**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. The owner shall enter into and record the attached development agreement which outlines the terms of the proposed subdivision. The agreement shall be executed and recorded at the Routt County Clerk and Recorder by the owner prior to grading permit approval or recording the Final Plat, whichever occurs first.
2. The owner shall pay \$6,398.70 for fee-in-lieu of providing a sidewalk along Ski Trail Lane. Payment of \$6,398.70 shall be submitted to the city prior to grading permit approval or recording the Final Plat, whichever occurs first.
3. Future development plan submittals within this platted area will require a Traffic Impact Study in accordance with City of Steamboat Springs Engineering Standards Chapter 6.

**PASSED, ADOPTED, AND APPROVED** this 6<sup>th</sup> day of July, 2021.

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Jason Lacy  
City Council President

ATTEST:

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Julie Franklin, CMC, City Clerk