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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

February 3, 2022

City of Steamboat Springs Planning and Community Development  
137 10<sup>th</sup> Street  
Steamboat Springs, CO

RE: 2075 Walton Creek Road  
Lot 9, Resurvey Ski Ranches F3  
Steamboat Springs, CO  
Community Plan Amendment

Dear Planning Department;

This letter presents a narrative for a Community Plan Amendment application for 2075 Walton Creek Road, Steamboat Springs. The legal description for the property is Lot 9, Resurvey Ski Ranches Filing No. 3. Currently the lot is occupied by duplex residence and zoned RN-2. The owners desire to build a multi-family residential project on the site, to be zoned MF-2. A Community Plan amendment is required per the Community Development Code (CDC) article 724 A2. *A Community Plan Amendment is required for any Zone Map Amendment where the proposed zone district is inconsistent with the land use designation on the Future Land Use Map.*

The Steamboat Springs Area Community Plan and future land use map for the City of Steamboat Springs were last updated in 2004 and there are no current updates. The 2004 future land use map depicts Lot 9 as neighborhood residential – low. The applicant is requesting the land use map be amended to classify Lot 9 as neighborhood residential – Medium.

The neighborhood residential - Medium designation is noted for the properties on the north side of Walton Creek Road on the map. All three of the north properties are Multi-Family projects and some existed prior to creation of the Community Plan and Future Land Use map. The properties on the north side of Walton Creek are currently zoned as follows; MF-2 (Herbage), RR-1 (Thunder Mountain Condominiums), and a portion of the Mountaineer at Steamboat (RR-1).

The owner is requesting the Community Plan Amendment under Article 724 of the Steamboat Springs Community Development Code (CDC). The criteria for approval are outlined in Article 724 C1.

1. *Community Plan Amendments shall be evaluated and may be approved in accordance with the applicable criteria established in the Community Plan.* The Community plan outlines a minor amendment approval within Appendix E as outlined below.

A Minor Amendment may be approved if the elected bodies make specific findings that:

1. The existing Area Community Plan and/or any related element thereof is in need of the proposed amendment; As outlined above, the current land uses for the properties along the north side of Walton Creek Road are not aligned with Community Plan or future land use map. We offer that the north three properties should be resort residential and we are requesting Lot 9, Resurvey Ski Ranches Filing No. 3, due to frontage on Walton Creek Road become residential medium in future land use map.
2. The proposed amendment will promote the public welfare and is compatible with the surrounding area, and the goals and policies of the Plan; The proposed amendment to the Community Plan for Lot 9 to become “residential – medium” is compatible with the following goals, policies, and strategies of the Steamboat Springs Area Community Plan.
  - a. Goal LU-2: Our community supports infill and redevelopment in core areas
  - b. Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city.
  - c. Goal LU-5: Our community will plan and implement land use patterns that support an efficient transportation system and alternative transportation nodes
  - d. Policy LU-5.1: Develop appropriate land use densities to support transit
  - e. Strategy LU-5.1(b): Coordinate Land Use and Transportation decisions
  - f. Policy LU-5.2: New neighborhoods will be well connected by streets, sidewalks, trails, walkways and bicycle lanes.
  - g. Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas
3. The proposed amendment will have no major negative impacts on service provision, including adequacy or availability of urban facilities and services, and will have minimal effect on existing and planned service provision; The proposed amendment will not have any negative impacts on municipal systems or services since it can be served by Mt. Werner Water and Sanitation District and is on the City Transit routing. Final details with utilities and transportation will be addressed during the development process.
4. The proposed amendment is consistent with the City’s ability to annex the property; and Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan. This item is not applicable since the property is currently within the City limits.

Further the CDC Article 742 C2. Outlines the following criteria;

Future Land Use Map Amendments shall also be evaluated using the following additional criteria:

- a. 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. Based on the current shortage of housing for the community workforce and need for additional housing opportunities; it is apparent that additional density is needed along transportation corridors. Modifying Lot 9 to residential medium will coordinate the zoning with other surrounding multi-family properties. A Neighborhood Residential – Medium designation for the Lot 9 property will provide additional multi-family opportunities for the community within existing transportation corridors and near employment area.
- b. The change in land use designation is compatible with the preferred direction and policies outlined in the Community Plan. The proposed amendment to the Community Plan for Lot 9 to become “residential – medium” is compatible with the following goals, policies, and strategies of the Steamboat Springs Area Community Plan.
  - a. Goal LU-2: Our community supports infill and redevelopment in core areas
  - b. Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city.
  - c. Goal LU-5: Our community will plan and implement land use patterns that support an efficient transportation system and alternative transportation nodes

- d. Policy LU-5.1: Develop appropriate land use densities to support transit
- e. Strategy LU-5.1(b): Coordinate Land Use and Transportation decisions
- f. Policy LU-5.2: New neighborhoods will be well connected by streets, sidewalks, trails, walkways and bicycle lanes.
- g. Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas

Acceptance and approval of the Lot 9, Ski Ranches Filing No. 3 Community Plan amendment will provide an appropriate zoning for a multi-family residential development that will result in limited impacts to the adjacent neighborhoods.

Based on the above criteria being met, we look forward to the staff report and public hearings for the proposed rezoning of Lot 9, Ski Ranches Filing No. 3 to Multi-Family 2.

Please call Walter Magill at 970-819-1161 with any questions.

Sincerely;

Walter Magill  
Four Points Surveying and Engineering