



**STEAMBOAT SPRINGS PLANNING COMMISSION  
MEETING AGENDA  
Citizens' Meeting Room, Centennial Hall;  
124 10th Street, Steamboat Springs, CO  
Thursday, May 24, 2018 at 5:00 PM**

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Please note that the order of the agenda may change without notice.

**ROLL CALL (5:00 PM)**

**PUBLIC COMMENTS:**

**PUBLIC HEARINGS:**

**AGENDA ITEM #1.**

**Project:** **DPV-18-01, Ski Hill Subdivision Lot D**  
**Location:** 2305 Mt Werner Circle  
**Applicant:** Kate Leggett  
**Type of Application:** Development Plan - Public Hearing and Major Variance  
**General Description:** Development Plan request to relocate the Bear River BBQ building and construct ski storage with a seating area on top. The proposal includes a Major Variance request to vary side setbacks.  
**Project Planner:** Kelly Z. Douglas  
**CC Date:** 06/05/18

**AGENDA ITEM #2.**

**Project:** **FDP-17-07, Crawford at Burgess Creek**  
**Location:** Burgess Creek Road Adjacent to Ski Time Square Condos  
**Applicant:** Tom Jarmon  
**Type of Application:** Final Development Plan  
**General Description:** Final Development Plan proposal to construct a five-unit multi-family residential development.  
**Project Planner:** Kelly Z. Douglas  
**CC Date:** 6/18/18

### **AGENDA ITEM #3.**

**Project:** **CU-18-03, 1313, 1317 & 1319 Dream Island Plaza**  
**Location:** 1313, 1317 & 1319 Dream Island Plaza  
**Applicant:** Bill Rangitsch  
**Type of Application:** Conditional Use  
**General Description:** Conditional use application for workforce units in the former Dream Island Motel. One use standard modification request.  
**Project Planner:** Kelly Z. Douglas  
**CC Date:** 06/18/2018

### **AGENDA ITEM #4.**

**Project:** **PUD-17-03 Riverview PUD Amendment**  
**Location:** Lincoln to Yampa, 3rd to 5th  
**Applicant:** Riverview-Yampa Development, LLC c/o Mark Scully  
**Type of Application:** Planned Unit Development-Major Amendment  
**General Description:** A major amendment to the Riverview PUD to revise dimensional standards for Subzones C and E and clarify the PUD amendment process.  
**Project Planner:** Rebecca D. Bessey  
**CC Date:** June 5, 2018, June 18, 2018

### **AGENDA ITEM #5.**

**Project:** **PP-17-10 Riverview Preliminary Plat**  
**Location:** Lincoln to Yampa, 3rd to 5th  
**Applicant:** Riverview-Yampa Development, LLC c/o Mark Scully  
**Type of Application:** Preliminary Plat  
**General Description:** An amendment to a previously-approved Preliminary Plat to create 10 development lots and 3 tracts for infrastructure and open space.  
**Project Planner:** Rebecca D. Bessey  
**CC Date:** June 5, 2018

### **APPROVAL OF MINUTES:**

### **AGENDA ITEM #6.**

Minutes from the Planning Commission Worksession on April 9, 2018 will be reviewed for approval.

### **AGENDA ITEM #7.**

Minutes from the Planning Commission Policy Worksession on April 16, 2018 will be reviewed for approval.

## **AGENDA ITEM #8.**

Minutes from the Planning Commission Public Hearing on April 12, 2018 will be reviewed for approval.

### **ADJOURNMENT**

This application is available for review during regular business hours at the Department of Planning & Community Development. (124 10th Street, Centennial Hall, Steamboat Springs, CO)  
Or online at: [www.steamboatsprings.net/currentprojects](http://www.steamboatsprings.net/currentprojects).

Three or more City Council members may attend this event and may discuss public business, to include information of public policy. For more information please contact Julie Franklin, City Clerk  
970-879-2060

# AGENDA ITEM #1.

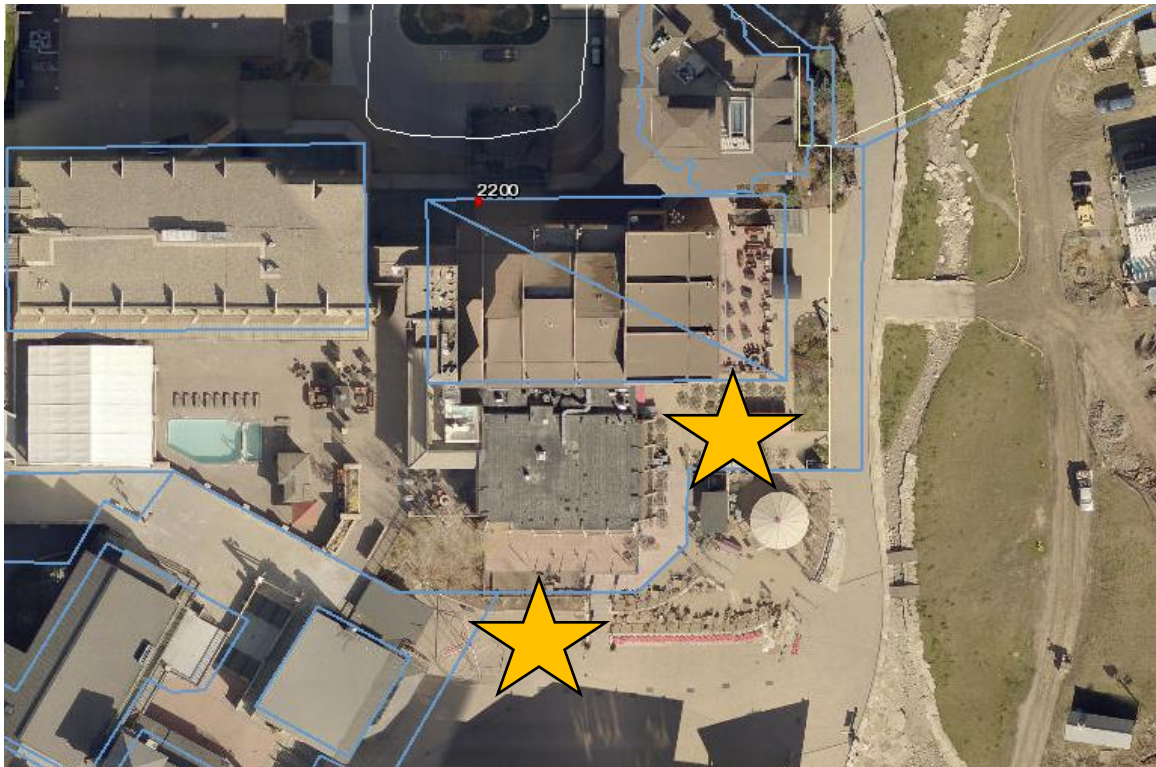
## Staff Report

### Department of Planning & Community Development

#### Project Overview

<b>Project Name</b>	Ski Hill Subdivision Lot D (2305 Mt Werner Circle)
<b>Project Code</b>	DPV-18-01
<b>Project Type</b>	Development Plan & Major Variance
<b>Project Description</b>	Request to relocate the Bear River BBQ building and construct ski storage with a seating area on top. The proposal includes a Major Variance request to vary side setbacks.
<b>Applicant</b>	Steamboat Ski & Resort Corp.
<b>Zoning</b>	Open Space and Recreation (RO)
<b>Report Prepared By</b>	Kelly Z. Douglas City Planner
<b>Through</b>	Tyler Gibbs, AIA Director of Planning & Community Development
<b>Planning Commission</b>	May 24, 2018
<b>City Council</b>	June 5, 2018

#### Project Location



## Background

The proposed Bear River BBQ Building and ski storage structure with a seating area on top is located at the base of the ski area on a 29.90-acre parcel. It is zoned Open Space and Recreation (OR) and is located off Mt. Werner Circle to the east of the Gondola Transit Center. Other uses on the parcel include the gondola, ski trails, restaurant, retail and office. The subject parcel is irregular in shape and is primarily surrounded by properties zoned Gondola Two (G-2) and Resort Residential (RR).

## Project Description

The proposal includes a new structure and location for the Bear River BBQ building as well as a new ski storage structure that will also serve as expanded seating for the Bear River Grill. The existing Umbrella Bar, BBQ building and five small ski storage structures will be removed. This proposal also includes a variance request to allow the BBQ Building and ski storage structure to encroach into the side setback.

Dimensional Standards Overview	STANDARD	PROPOSED
<b>Building Placement</b>		
<b>Lot Line Setbacks – Accessory Buildings</b>		
Front	25' minimum	220'
Side	15' minimum	<b>BBQ 1'10"</b> <b>Ski Storage 0'</b>
Rear	15' minimum	1,863'
<b>Building Form</b>		
<b>Building Height – Accessory Buildings</b>		
Overall Height	34' maximum	BBQ 12' Ski Storage 22'
Average Plate Height	22' maximum	BBQ 9' Ski Storage 19'10"

## Project Analysis

The following section provides staff analysis of the application as it relates to key sections of the CDC. It is intended to highlight those areas that may be of interest or concern to Planning Commission, City Council, Staff or the public. For a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

## Principal Discussion Items

### Is the requested variance acceptable for the proposed project?

Section 719.A.2 of the CDC states: *"This CDC sets forth a unified regulatory program for development, including but not limited to best practices for site development, engineering, architectural design, compatibility with surrounding context, and mitigation of off-site impacts, that will implement the preferred direction and policies of the Community Plan and other adopted plans. It is understood that no standard can anticipate all possible circumstances, alternative approaches, and unanticipated consequences of its application."*

**Staff Comment**

Staff supports the requested variance; however, it is Planning Commission’s role to make recommendations to City Council, and it is City Council’s role to take final action to approve, approve with revisions or deny an application. Please refer to the detailed variance analysis below.

**Criteria for Approval: Development Plan**

Approval Criteria Summary	CONSISTENT?		
	YES	NO	NA
Consistent with character	✓		
Minimizes adverse impacts	✓		
Provides adequate vehicular access	✓		
Complies with requirements of CDC	✓		
In substantial conformance with approved conceptual development plan			✓

CDC Section 709.C – Development Plans shall be approved upon findings 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.

**CONSISTENT**

The BBQ structure and use as well as the ski storage structures and use currently exist on the subject site. The improvements proposed to be made with this proposal would enhance the character of the immediate vicinity by removing unsightly temporary ski storage structures, providing additional outdoor seating, reducing obstructions of views of Mt. Werner and the Promenade as well as creating a more contemporary aesthetic.

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.

**CONSISTENT**

The operating characteristics of the proposed BBQ, ski storage and seating area should not have adverse impacts on surrounding uses. There should be no excessive odors, noise, or other impacts from the proposed uses that would affect adjoining uses. As it applies to air quality, the new BBQ Building will have an exhaust hood that will funnel cooking fumes up and out of the adjacent seating areas.

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.

**CONSISTENT**

Adequate vehicular access, parking, loading, refuse management, pedestrian and transportation facilities are currently provided on the subject site. No additional improvements are required for the proposed BBQ, ski storage and seating areas.

- The Development Plan complies with all applicable requirements of this CDC.

**CONSISTENT**

The proposed development meets all requirements of the CDC with the exception of one variance request. The applicant has requested a variance to allow the BBQ building and ski storage structures to encroach into the side setback. Staff supports this variance request. Please see below for additional analysis.

- The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.

**NOT APPLICABLE**

**Criteria for Approval: Major Variance**

**Variance Request:** BBQ Building Adjusted Side Setback 1'10"      Encroachment of 13'2"  
 Ski Storage Structure Adjusted Side Setback 0'      Encroachment of 15'

Approval Criteria Summary	CONSISTENT?		
	YES	NO	NA
Will not adversely impact conforming uses or impacts accurately assessed and mitigated	✓		
Compatible with direction of the Community Plan	✓		
Acceptable alternative	✓		

CDC Section 719.D - Variances may be approved upon a finding that the following criteria are met:

- 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.

**CONSISTENT**

This proposed setback variance will not adversely impact the use of the adjacent properties. The adjoining property most affected is the Sheraton and per the Applicant, the Sheraton has been a part of the design process. The proposed improvements will help the Sheraton achieve their objectives with respect to the operation of the Bear River Restaurant space and adjoining patio and deck.

- The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

**CONSISTENT**

The Area Community Plan designates the subject site as Resort Commercial. This classification emphasizes public spaces that provide an inviting and safe environment for

pedestrians. The project is compatible with the preferred direction and policies of the Community Plan in that additional gathering space is provided and small, temporary structures inconsistent with the character of Gondola Square are proposed to be removed.

In addition, the proposed development generally supports the following goals and policies of the Steamboat Springs Area Community Plan:

Goal LU-2: Our community supports infill and redevelopment of core areas.

Policy CD-1.4: Encourage high quality site planning and building design.

Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development.

Goal SPA-2: Our community will continue to promote the Mountain Area as the focal point for tourism activity.

Policy SPA-2.1: Promote redevelopment of the Mt. Werner base area.

Policy SPA-2.2: Create a lively, year-round mixed-use commercial core for the Mountain area.

3. Acceptable Alternative. The proposed development provides the following acceptable alternative to the standard:
  - i. The alternative achieves a result that is equal to or better than the code standard to which a variance is being sought.

### **CONSISTENT**

Staff finds the requested variance to the side setback for the BBQ Building and ski storage structure achieves a result that is better than the Code standard because it allows for a development pattern that is consistent with the abutting G-2 zoned parcels as well as activating additional public gathering space and enhancing the pedestrian experience.

## **Staff Findings**

Staff finds that the Development Plan – Public Hearing with Major Variance, DPV-18-01 to relocate the Bear River BBQ building and construct ski storage with a seating area on top including a Major Variance request to vary side setbacks, is consistent with the Criteria for Approval for a Development Plan and Major Variance.

## **Recommended Motion**

Planning Commission recommends approval of DPV-18-01, a Development Plan – Public Hearing with Major Variance to relocate the Bear River BBQ building and construct ski storage with a seating area on top including a request to vary side setbacks.

## **Attachments**

- Attachment 1 – Project Timeline
- Attachment 2 – Applicant Narrative
- Attachment 3 – Plan Set

# Project Timeline

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**Project Code:** DPV-18-01

**Project Name:** Ski Hill Subdivision Lot D (2305 Mt Werner Circle)

	<b>DATES</b>	<b>NOTES</b>
<b>Pre-Submittal Meeting</b>	03/28/2018	
<b>Application Submitted</b>	04/06/2018	
<b>TECHNICAL ADVISORY COMMITTEE REVIEW</b>		
<b>TAC Letter</b>	05/01/2018	
<b>PUBLIC NOTICE</b>		
<b>Newspaper Notice</b>	05/06/2018	
<b>Mailed Notice</b>	05/07/2018	
<b>Property Posting</b>	05/02/2018	
<b>Mineral Notice</b>	05/09/2018	
<b>PUBLIC HEARINGS</b>		
<b>Planning Commission</b>	05/24/2018	
<b>City Council</b>	06/05/2018	

## NOTES

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April 13, 2018

Kelly Douglas  
City of Steamboat Springs  
Planning Department  
PO Box 775088  
Steamboat Springs, CO 80477

RE: DP-Public Hearing and Major Variance “Bear River South Deck and BBQ Building”  
Located on Lot D, Ski Hill Subdivision, Steamboat Springs, Colorado

Kelly:

On behalf of the Steamboat Ski & Resort Corporation (Applicant), we are submitting a Development Plan (Public Hearing) and Major Variance package for “Bear River South Deck and BBQ Building Relocation” on Lot D, Ski Hill Subdivision, Steamboat Springs, Colorado. This narrative has been developed to address both applications, yet the applications remain separate.

Our Client, the Steamboat Ski & Resort Corporation (SSRC), is committed to improving the skier experience to remain competitive and attractive to the Steamboat Springs’ residents and guests. Improvements to the ski property, especially at high traffic and visible locations, are extremely time-sensitive in order to occur during the off-season. This minimizes impact to the guest and community experience and the area vendors.

The overall project includes removing the existing Umbrella Bar and BBQ Building and providing a new BBQ Building (that will serve both as a BBQ and Bar) to the existing lower plaza area. This move will free up much needed additional patio seating on both the lower and upper patios. It will also improve the uphill views from the exiting Bear River Restaurant located west of the proposed BBQ Building location. The area of the new BBQ Building (405 SF gross) is substantially smaller than the area of the existing BBQ Building (145 SF gross) and Umbrella Bar (425 SF gross). This submittal scope also proposes to level out and expand the exterior patio seating to the South of the Bear River Expansion. Space will be created below this patio/ deck expansion to relocate all of the existing ski and snowboard storage (that is currently contained in 5 small structures that sit in Gondola Plaza). Moving the storage under the deck will reduce/eliminate the visual clutter in the Gondola Plaza staging area.

This coordinated project occurs on multiple properties, with different underlying ownerships and zoning, and has therefore been separated into permit applications relevant to the specific property. The portion of work that occurs on the SSRC property is subject to the underlying zoning of OR vs the Sheraton property which is zoned G-2. The OR zoning has different setback requirements which will require a variance for the proposed building locations for the proposed BBQ Building and South Deck structure. These setback variances require a Development Plan – Public Hearing with a Major Variance process rather than a Minor Modification process for approval.

This expansion is located on the westerly portion of the existing 29.90-acre parcel known as Lot D, Ski Hill Subdivision (which has a street address of 2305 Mt. Werner Circle).

Project Description:

This application proposes the construction of 2 primary structures – the Bear River South Deck / Ski Storage Building and the BBQ Building as shown on the included drawings. This project has been carefully developed in concert with the Minor Modification application for the interior Bear River Expansion (MM-18-01) with the following considerations:

1. Provides snow melted patio deck expansion for additional exterior seating south of the proposed Bear River Expansion space with overhead shade trellis/ pergola and radiant heat for extended seasonal use. This provides a variety of seating options previously not available on the patio spaces adjacent to Bear River (with radiant heat and permanent pergola shading).
2. Provides concealed ski and snowboard storage below the expanded Bear River South Deck to eliminate the need for the existing storage structures that currently clutter the Gondola Plaza area below the southwest corner of the existing Bear River patio.
3. Remove the existing Umbrella Bar and free up much needed plaza seating area adjacent to the base area promenade.
4. Relocate the existing BBQ Building function to a new building located on the lower plaza area to provide more seating area on the upper patio outside of Bear River. This will also allow for better views toward the promenade and ski hill from the Bear River Restaurant and the upper plaza public outdoor seating areas.

Criteria for Review and Approval:

The following has been provided to assist Staff’s review of the Criteria for Review and Approval per CDC Sections 709.C (Development Plan):

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.*

The land uses and improvements proposed with this application exist today. There are 5 existing ski valet and temporary ski and snowboard storage structures adjacent to the proposed Ski Storage below the Bear River South Deck structure. The proposed Bear River South Deck expansion use is consistent with the existing patio seating on the south and east sides of the existing Bear River space and part of the promenade improvements. The BBQ Building functions will remain the same, but will be relocated to the lower plaza area to improve views and open up seating opportunities on the upper plaza area. The new BBQ structure will incorporate an exhaust hood over the grill area to eliminate the cooking smoke problem that currently exists on many days of the year. The removal of the existing Umbrella Bar also opens up views to the promenade and ski hill beyond while increasing the much needed outdoor seating.

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 underlying areas of proposed improvement are largely developed. The existing infrastructure is in place and will be minimally modified to accommodate the new function locations. The improvements and construction disturbance will not extend to Burgess Creek, which is the nearest

environmentally sensitive (although man-made) area, and will not impact the existing promenade improvements or accessibility to it. As it applies to air quality, the new BBQ Building will have an exhaust hood that will funnel cooking fumes up and out of the adjacent seating areas.

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 proposed improvements are located in an area where these access improvements and land uses already exist and remain essentially unchanged. The area is only accessible to the public via walking or riding bikes using existing infrastructure in place. Additionally, the proposal does not trigger additional vehicles or emergency service requirements, and does not impact the existing promenade improvements.

The interior enclosed floor area of the proposed new BBQ Building is 405 SF. which is 165 SF less than the floor area of the existing BBQ Building and Umbrella Bar (together) that are being removed. The existing utility infrastructure for water, sewer, gas and electric are in place and have adequate capacity to serve our reduced floor area proposed.

4. *The Development Plan conforms with all applicable requirements of the CDC.*

There is one known variance proposed for this project – setbacks to the existing Sheraton property. This required variance applies to the proposed BBQ Building location and the South Deck structure.

5. *The Development Plan is in substantial conformance with an approved Conceptual Plan, if applicable.*

There is no approved conceptual plan for this area, but the proposed plan changes are consistent with the promenade design layout, general circulation and are consistent with the existing uses.

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Section 719.D (Major Variance):

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.*

This proposed setback variance will not adversely impact the uses of the adjacent property and will actually help with the objectives of the adjoining Sheraton property owner with respect to the operation of the Bear River Restaurant space and adjoining patio and deck. The adjoining property effected is the Sheraton which has been a part of this design process and reviewed this proposed design layout as it relates to their property.

BBQ Building - The BBQ Building setback variance will not adversely impact the uses of the adjacent Sheraton property, and will improve the views from the existing Bear River Restaurant space and Sheraton's restaurant space on the upper level above Bear River. This proposed change will also help the Sheraton property by expanding the patio area adjacent to the east side of the Bear River Restaurant space and provide more public seating in this area.

South Deck – the South Deck setback variance will not adversely impact the uses of the adjacent Sheraton property. It will provide more exterior public seating around the Bear River Restaurant, on Sheraton's property. It will also help to clean up the Gondola Square area by moving Ski Storage under the deck in lieu of in multiple small sheds on the plaza. This clean-up at the Gondola Plaza, adjacent to Sheraton, will only be a positive on their property.

2. *The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.*

The proposed expansion of the Bear River restaurant space and adjoining deck, along with the proposed expansion and relocation of the BBQ building and addition of the under deck ski storage are all consistent with the purpose and intent of improving the appearance and expanding the vitality of the ski area base and promenade activities. See input at the end of this document on how the proposed project meets the Mountain Base Area Design Standards.

3. *The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:*

- b. *Acceptable Alternative*

- The proposed development provides at least one of the following acceptable alternatives to the standard:*

- i. The alternative achieves a result that is equal to or better than the code standard to which a variance is being sought; or*

- ii. The purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance; or*

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

We believe that the alternative will achieve a result that is equal to or better than the code standard. The zoning boundary between the Sheraton property and SSRC property were set by the City and happen to correspond to the property lines between these ownerships. The OR zoning, from a practical standpoint, should logically follow the existing promenade rather than project into the adjacent G-2 zoning at the Gondola Building, but a zoning change at this point would require excessive time and would not accommodate a construction start in mid-April (off season for the Ski Resort).

BBQ Building - Moving the BBQ south to meet the OR setback requirements would create a larger employee "back-of-house" area between the north side of the BBQ Building and the existing

retaining wall along the property line. This added space becomes essentially un-useable employee transition space where staff can access the back-of-house spaces. The proposed layout provides 5'-0" clear for access to the north back-of-house functions, which is as much as is needed for this area. By locating the BBQ Building where we have shown it, we have also been able to maximize the proposed public seating space on the south side of the BBQ building. This requested variance is the best compromise in keeping some limited service access behind the BBQ Building while still maximizing the public seating area on the existing patio to the south of the BBQ Building.

South Deck –Applying the strict OR zone district setback requirements would separate the Bear River South deck structure from the Bear River Restaurant interior space and the public access to this deck and the adjacent patios. The proposed variance locates the Bear River South Deck structure so that the footings for the foundation wall support can be placed entirely on SSRC property while placing the deck as close to Bear River (for pedestrian access and activity). It also minimizes the encroachment onto the Gondola Plaza pedestrian areas.

## **MOUNTAIN BASE AREA DESIGN STANDARDS**

### **DESIGN STANDARDS, BUILDING DESIGN AND CHARACTER**

#### **Building Massing and Form:**

Intent:

- BBQ Building – this building reflects the advised intent to provide groups of structures together. This building is located in front of Bear River, adjacent to Sheraton and adjacent to the Gondola Plaza. This location also meets the intent to provide a visual and physical relationship to the major pedestrian system, the promenade directly to the east of it.
- South Deck – the deck and storage structure below reflects the intent of providing groups of structures together. This deck sits between the Bear River building on the north and the Gondola Plaza on the south. It becomes a connector between the two spaces and a place to move the ski storage into (below the new deck).

Composition of Building Elements:

- BBQ Building – the proposed BBQ building reflects a similar vernacular to the existing BBQ Building. It is a heavy timber structure with wood siding. The base will be a black steel kick plate.
- South Deck – the South Deck building uses stone veneered columns at the Gondola Plaza level to anchor it. The dressed stone will be similar to the existing stone on the retaining walls in this area. It will also include steel lintels above the garage doors that are located between the stone columns.

#### Stepping Back at Building Mass:

- BBQ Building – The BBQ Building is a 1 story building. It relates to the pedestrian context of the patio and promenade. It also provides a transition in scale to the larger, Bear River Building located west of it.
- South Deck – the South Deck has a solid base with garage doors on the Gondola Plaza Level. It steps back at the Bear River Level above where the structure opens up to become a deck under a pergola system. It relates to the pedestrian context of the plaza and transitions in scale to the larger, Bear River Building located north of it.

#### Prominent Entry Feature:

- BBQ Building – the BBQ building is for serving food and drink. It will have rolling doors that will open up the entire south and east sides for guest access from the outside. There is also a three foot overhang on both sides so guests have some shelter when ordering or picking up their orders. The guests do not enter the building.
- South Deck – at the Gondola Plaza level there are three garage doors and one solid wood sided section of wall between the stone columns. This area is for Ski Storage below the deck and is not accessed by guests. A prominent Entry Feature is not desired as the public does not enter this facility.

#### Pedestrian Level Interest:

- BBQ Building – the BBQ building is oriented towards the patio it is sitting on and Gondola Plaza beyond. The east façade is oriented toward the promenade. It has a high degree of transparency when the overhead doors are open on the south and east sides. The Service Area for the building is located on the north side of the building, away from the primary pedestrian walkway and plaza.
- South Deck – at Gondola Plaza level the garage doors are to have wood siding on them. The rich textures of the wood and stone veneer are to provide a change in color and texture at the pedestrian level.

#### **Relationship to Surrounding Development:**

##### Four-Sided Design:

- BBQ Building – the building has a similar level of detail on all 4 sides.
- South Deck – the deck and the storage below have a similar level of detail on all 3 exposed sides.

#### **Building and Roofing Materials:**

- BBQ Building –
  - Roofing - asphalt shingle roofing in brown/gray colors. High quality and durable finish. Is capable of retaining snow (gutters and downspouts with heat trace will also be provided).
  - Walls – Exposed heavy timber framing, wood vertical siding, and metal trim.
- South Deck –
  - Roofing - the deck surface will be concrete with snowmelt. This will serve as the roof for the Ski Storage space below. Concrete is a high quality and durable material.
  - Walls – Ski Storage will have concrete walls with dressed stone veneer. There will be wood siding on the garage doors and wall between the stone columns on

the south side. The east wall will be stone veneer. The west wall will be wood siding. The deck above will have Exposed and Ornamental metalwork – railings, steel brackets, beams and sunshades.

**Building and Roof Colors:**

- BBQ Building – this building will use similar materials and colors to the existing BBQ Building. Natural stain on the heavy timber, natural stained cedar or redwood siding, black metal kick plate. These colors compliment the other buildings in the area and do not stand out.
- South Deck – this structure will have steel columns and pergola system. These elements will be painted black and tie into similar exposed structure at the Bear River Building. The new railing around the deck will match the existing railings just east of the deck (at the tiered patios). The Ski Storage area of the building will have dressed stone veneer to match the existing adjacent, natural cedar or redwood siding and a steel lintel above the garage doors that will be painted black.

**Roof Form and Function:**

- BBQ Building – the roof at the BBQ Building is 3:12 asphalt shingle. This pitch has been chosen to promote snow retention on the roof in lieu of sliding onto patrons. This slope is also important for not blocking the view out of the Bear River restaurant property located directly west of the BBQ Building. The overhangs for the BBQ building roof are thirty inches and have gutters and downspouts (with heat trace in them) to avoid shedding onto unprotected pedestrians below.

**SITE LAYOUT AND DEVELOPMENT PATTERN**

**Building Orientation:**

- BBQ Building & South Deck – these buildings have been oriented adjacent to a public plaza, a primary walkway and the Ski slope.

**Pedestrian Circulation and connections:**

- BBQ Building & South Deck – these buildings are integrated into the existing pedestrian circulation systems at the base. Both have snow melt integrated into the grade around them to promote pedestrian safety.

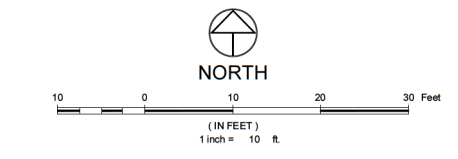
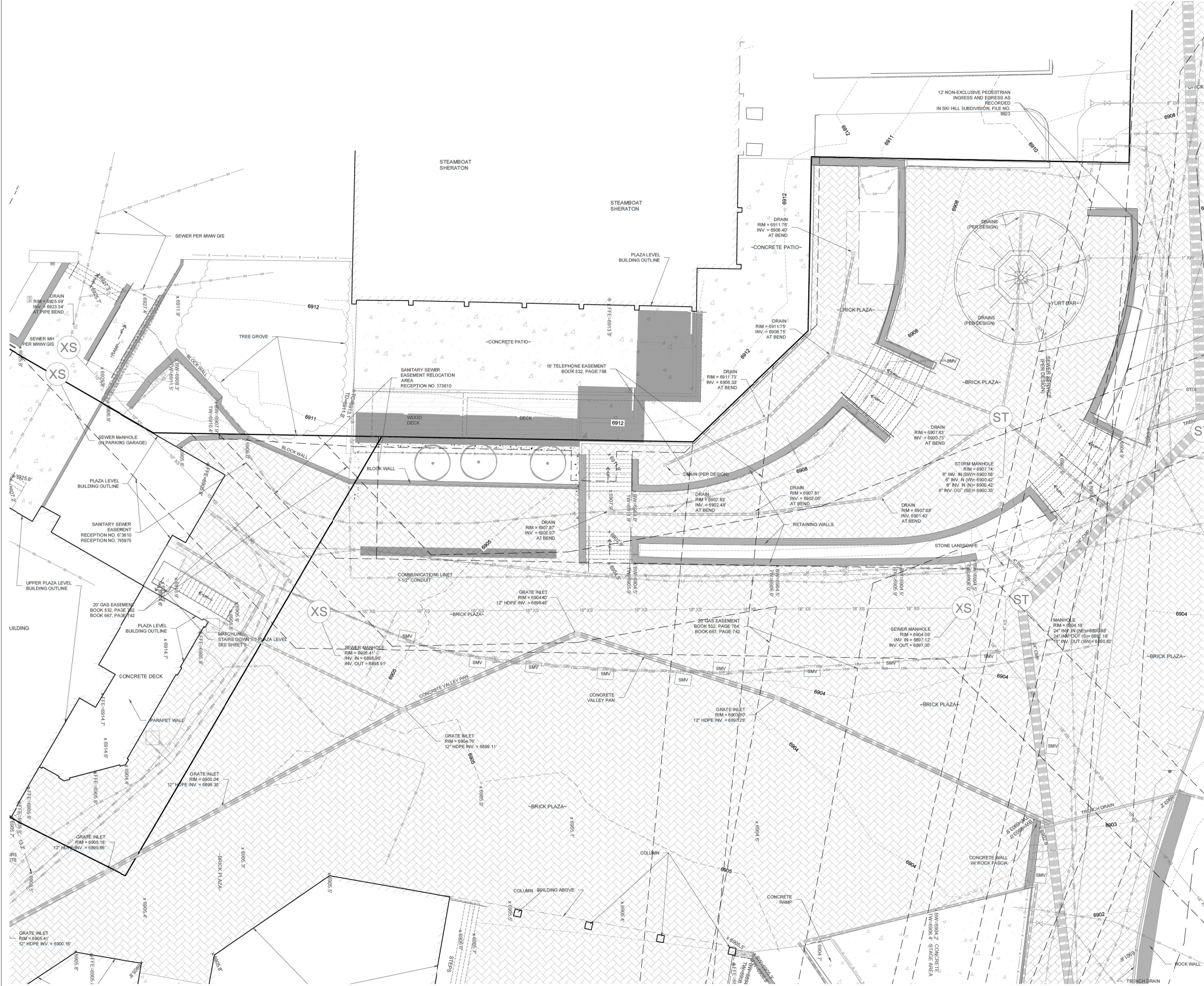
**Lighting:**

- BBQ Building – the light fixture being used at the BBQ Building ties back to the light fixtures used along the promenade. The BBQ light is smaller in scale to relate to the size of the building it is on. The fixture is full cut off, dark sky compliant. The light fixture information is shown on the photometric included with the submittal.

If you have any additional questions or need any additional information, please do not hesitate to call.







**LEGEND:**

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
BUILDING	
ROOF LINE/OVERHANG	
DECK	
WALL	
FENCE	
MAJOR CONTOUR	
MINOR CONTOUR	
ASPHALT	
CONCRETE	
GRAVEL	
SIGN	
SANITARY SEWER	
SANITARY SEWER MANHOLE AND CLEANOUT	
WATER LINE	
FIRE HYDRANT, GATE VALVE & CURB STOP	
SNOWMELT LINE	
GAS	
GAS METER AND MANHOLE/VAULT	
CABLE	
CABLE PEDESTAL	
FIBER OPTIC	
TELEPHONE	
TELEPHONE PEDESTAL AND MANHOLE/VAULT	
ELECTRIC	
ELECTRIC PED. JUNCTION BOX AND METER	
LIGHT POLE AND LIGHT POLE W/ MAST	
PROPOSED DITCH / SWALE	
UTILITY POLE AND GUY WIRE	
DITCH/SWALE	
CULVERT W/ END SECTIONS & RIP RAP	
INLET AND STORM MANHOLE	
FLOW ARROW	
CONIFEROUS AND DECIDUOUS TREE	

**NOTES:**

- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-503, C.R.S.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND EASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
- ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

**PROPERTY DESCRIPTION:**

PARCEL D, SKI HILL SUBDIVISION RECORDED AT FILE NO. 8823 AT ROUTT COUNTY RECORDS. DESCRIBE PARCEL IS 29.9 ACRES PER SAID PLAT

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CONSULTANTS, INC.

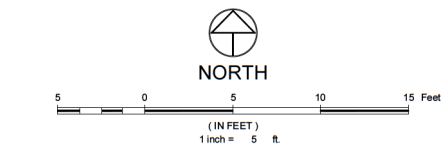
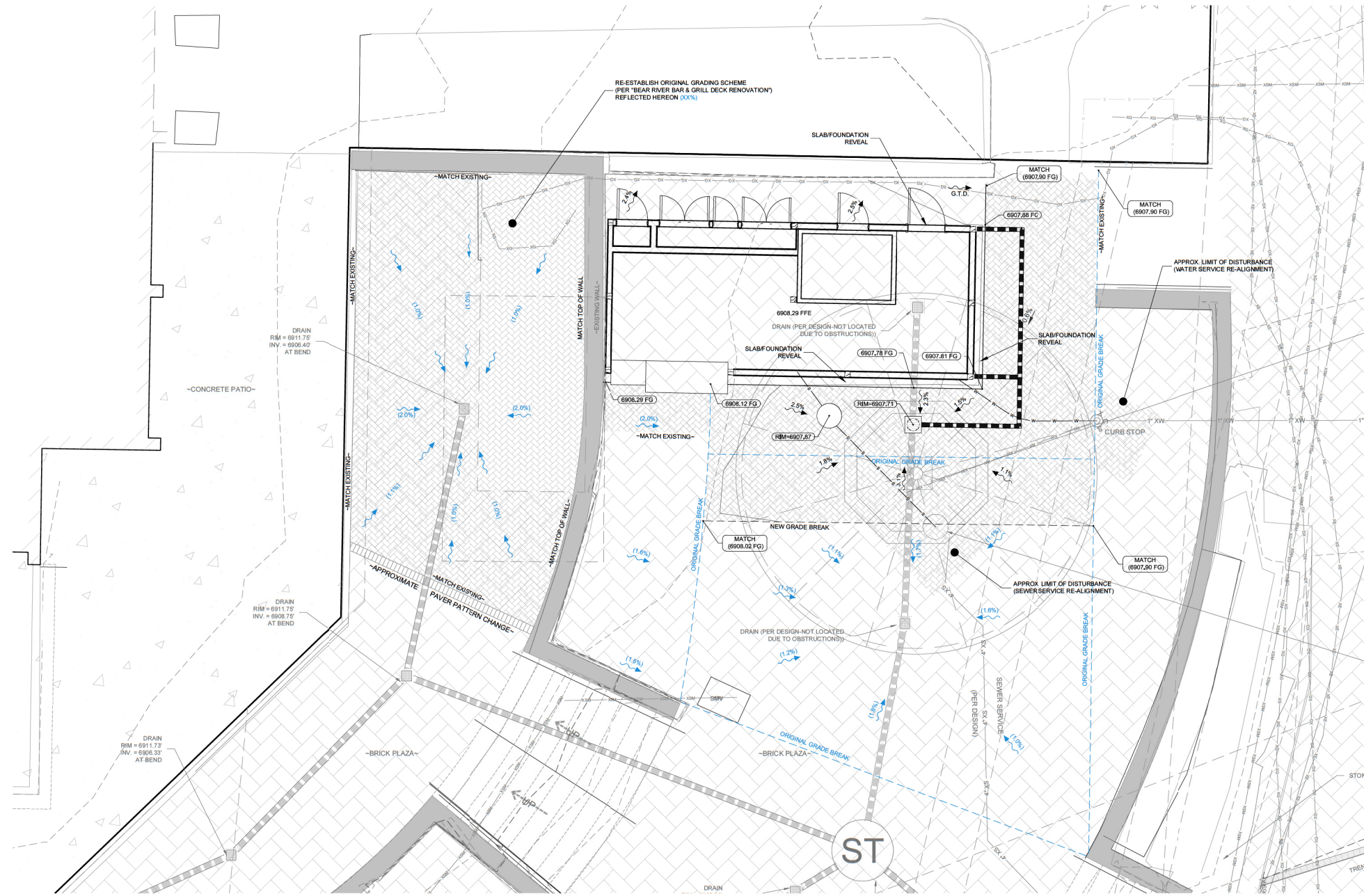
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NOT FOR CONSTRUCTION  
475748

PROJECT:	1012-008
DATE:	4-8-18
DRAWN BY:	AUS
CHECKED BY:	LM

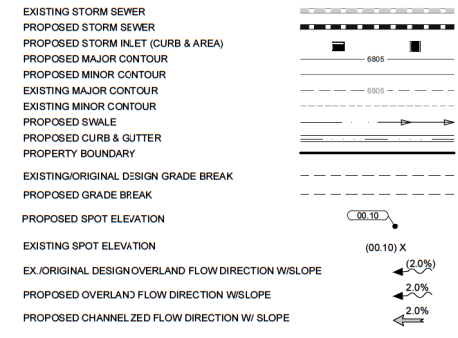
BBQ Building Relocation & Deck Addition  
Detailed Existing Conditions Exhibit

SHEET  
C.0046  
Of Sheets

DATE PLOTTED: 4/11/2018 10:00:00 AM  
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C:\Users\landmark\OneDrive\Documents\Drawings\180000\BBQ Building Relocation & Deck Addition\180000-0046.dwg



**LEGEND:**



**NOTES:**

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM: NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
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7. CONTRACTOR SHALL ESTABLISH AND MAINTAIN POSITIVE DRAINAGE TO ALL PROPOSED AND EXISTING INLETS.
8. ALL PAVED SURFACES SHALL MEET REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) UNLESS OTHERWISE SPECIFIED.
9. GRADE AND SMOOTH TRANSITIONS OF NEW SLOPES AS APPROVED BY ENGINEER.
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12. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
13. SOME IMPROVEMENTS INDICATED HEREON REQUIRES COORDINATION WITH ASSOCIATED BEAR RIVER EXPANSION PROJECT AND IS NOT STAND ALONE.
14. MATERIALS SHALL MATCH EXISTING OR SIMILAR MATERIALS ON OR ADJACENT TO PROJECT LIMITS.

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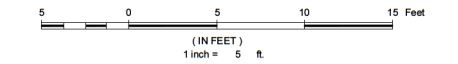
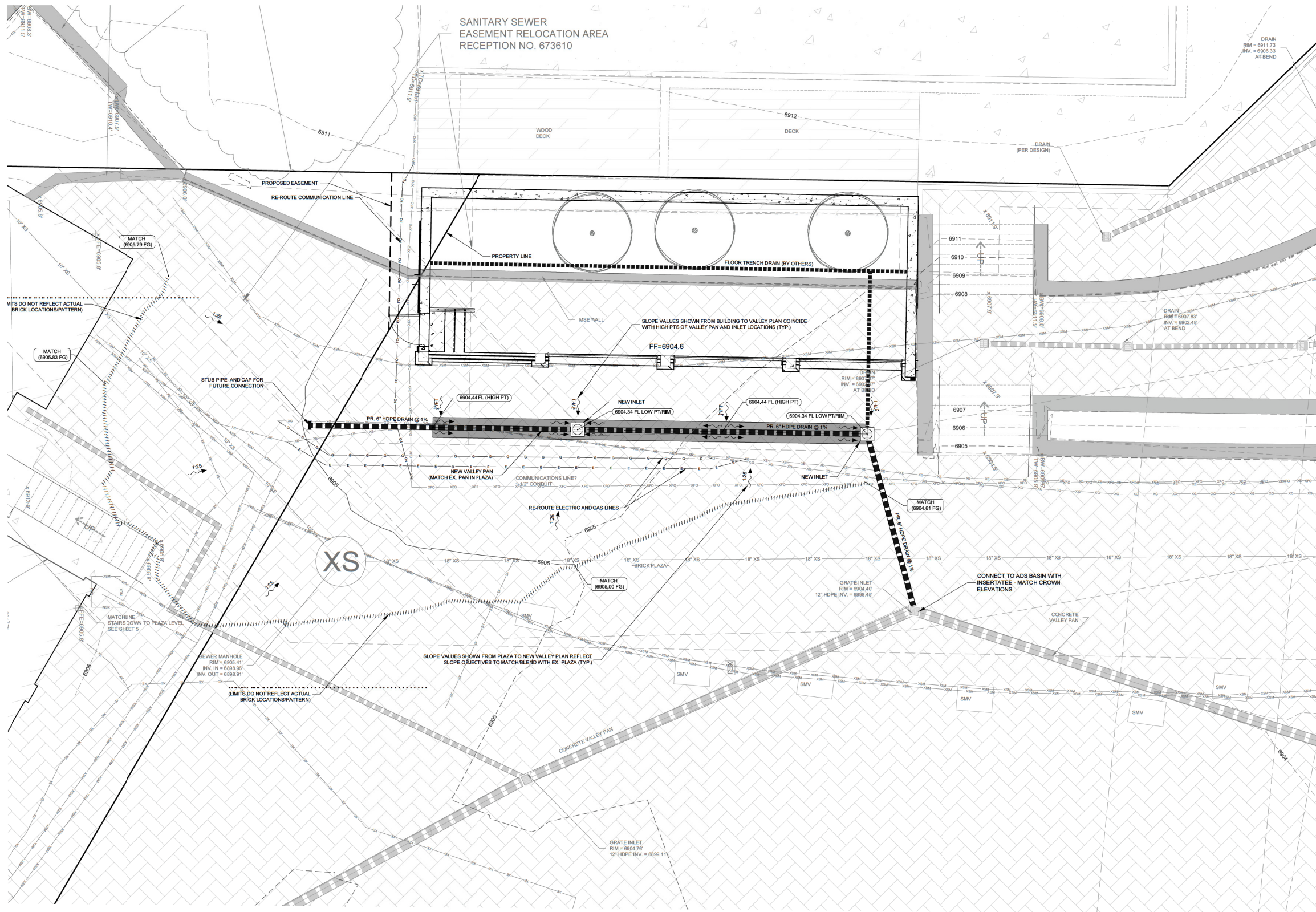
NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	1072-008
DATE:	4-8-18
DRAWN BY:	EG
CHECKED BY:	LM

BBQ Building Relocation & Deck Addition  
Grading Plan  
BBQ Building Area

SHEET  
**C.1007**  
Of Sheets

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**LEGEND:**

EXISTING STORM SEWER	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EXISTING/ORIGINAL DESIGN GRADE BREAK	
PROPOSED GRADE BREAK	
PROPOSED SPOT ELEVATION	
EXISTING SPOT ELEVATION	
EX./ORIGINAL DESIGN OVERLAND FLOW DIRECTION W/ SLOPE	
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE	

**NOTES:**

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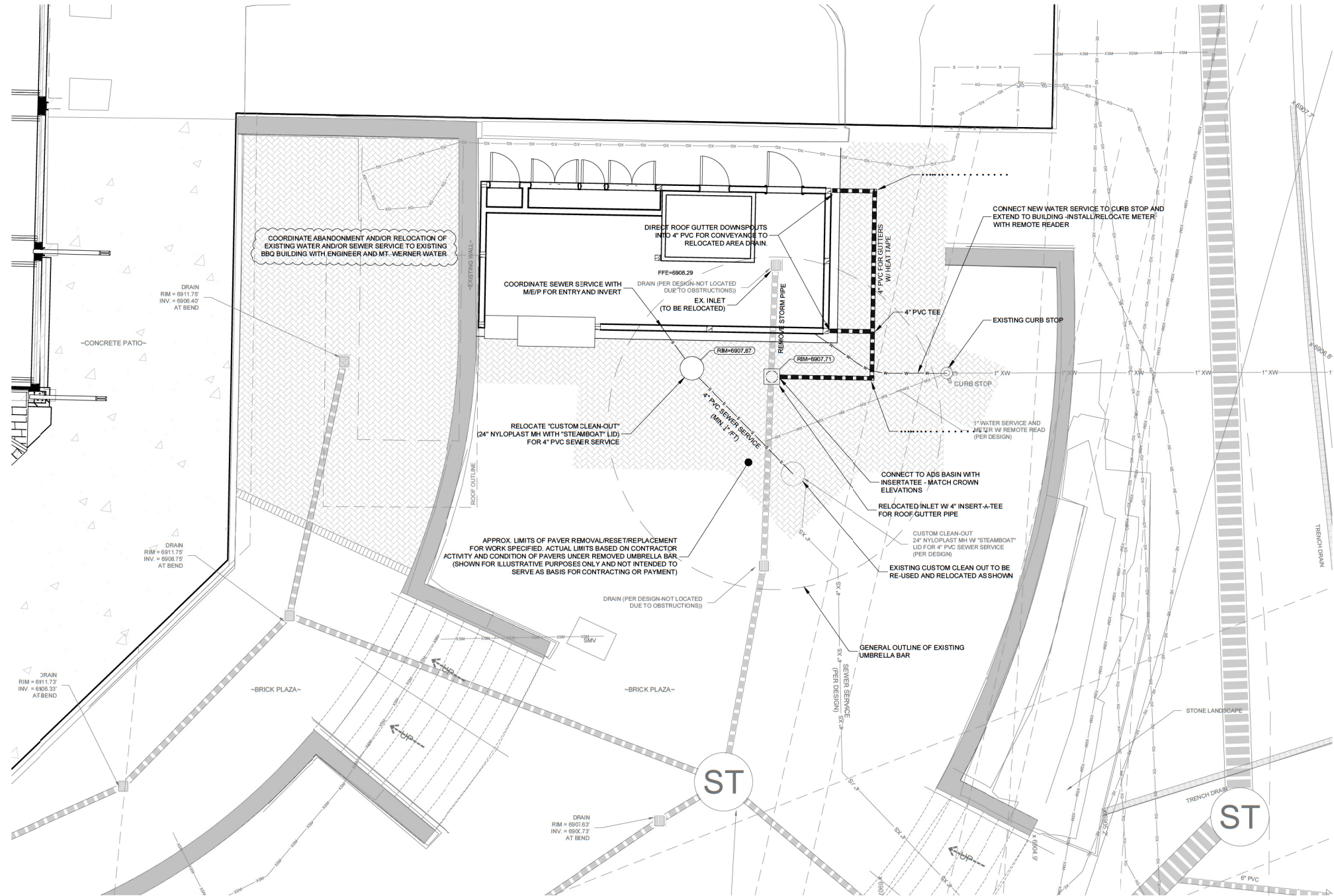


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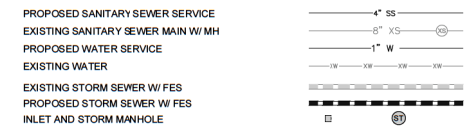
NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	1072-008
DATE:	4-8-18
DRAWN BY:	EG
CHECKED BY:	LM

BBQ Building Relocation & Deck Addition  
 Grading and Drainage Plan  
 Ski Storage Area



**LEGEND:**



**NOTES:**

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2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. THE PARTICLE SIZE OF BEDDING AND SHADING MATERIAL SHALL BE 3/4 INCH WASHED OR SCREENED ROCK (NOT ROAD BASE OR CLASS 6) AND SHALL EXTEND THE FULL WIDTH OF THE TRENCH.
11. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6 INCHES IN DIAMETER.
12. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).
13. THE CONTRACTOR SHALL CONFIRM EXISTING PIPE AND STRUCTURE SIZES PRIOR TO SUBMITTING PRODUCT DATA. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE ACCOMPLISHED WITH A WATERTIGHT BELL CONNECTION MEETING THE REQUIREMENTS OF ASTM D3212.

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 NOT FOR CONSTRUCTION  
 4/7/18

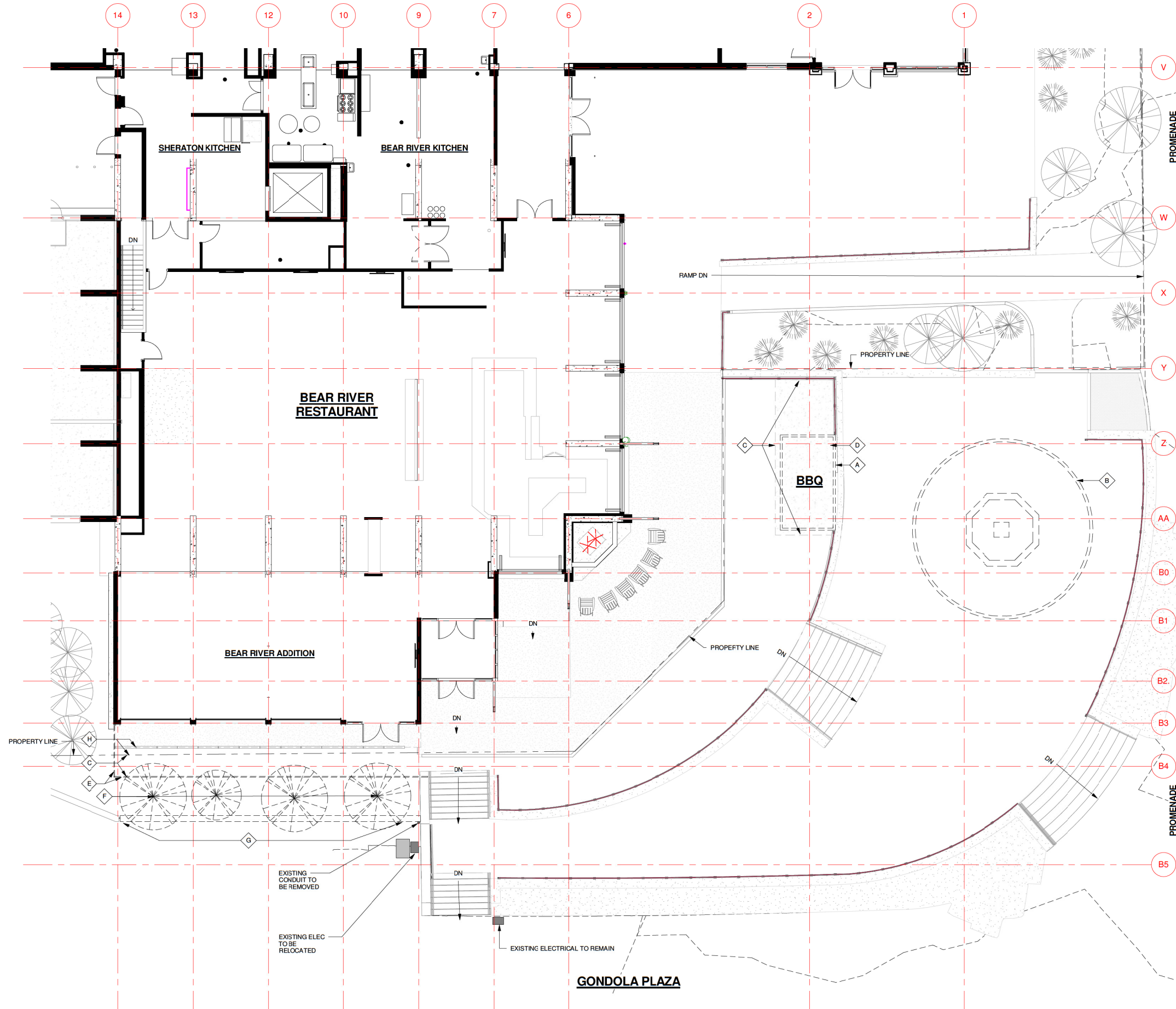
PROJECT:	1072-008
DATE:	4-8-18
DRAWN BY:	LM
CHECKED BY:	EG

BBQ Building Relocation & Deck Addition  
 Wet Utility Plan  
 BBQ Building Area

SHEET  
**C.2009**  
 Of Sheets

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1 BEAR RIVER - BBQ & SOUTH DECK DEMOLITION PLAN (DP)  
 DP-100 1/8" = 1'-0"

**BUSINESS LIMITS OF COOPERATION**  
 Release of these plans constitutes further cooperation among the owner, his contractor and the architect. Design and construction are complete. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is important and any discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect constitutes an acknowledgment and acceptance of the architect's responsibility. Changes made from the plans without consent of the architect are unauthorized and shall release the architect of responsibility for all consequences arising out of such changes.

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 Eric Smith Associates, P.C.

REVISIONS		
No.	Description	Date

**SSRC BBQ & SOUTH DECK**  
 2305 MT WERNER CIRCLE  
 STEAMBOAT SPRINGS, CO 80487



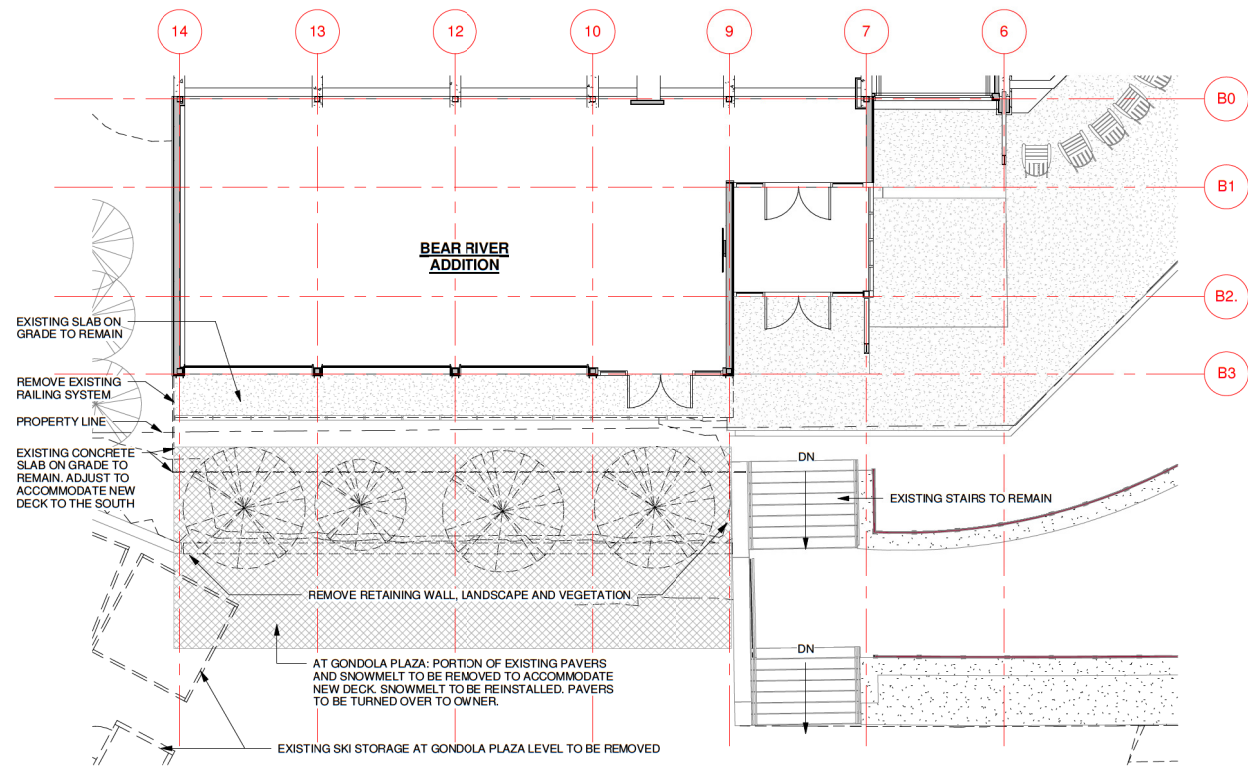
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 Checked By: Checker

Project Phase  
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 Sheet Title  
 SITE DEMOLITION PLAN

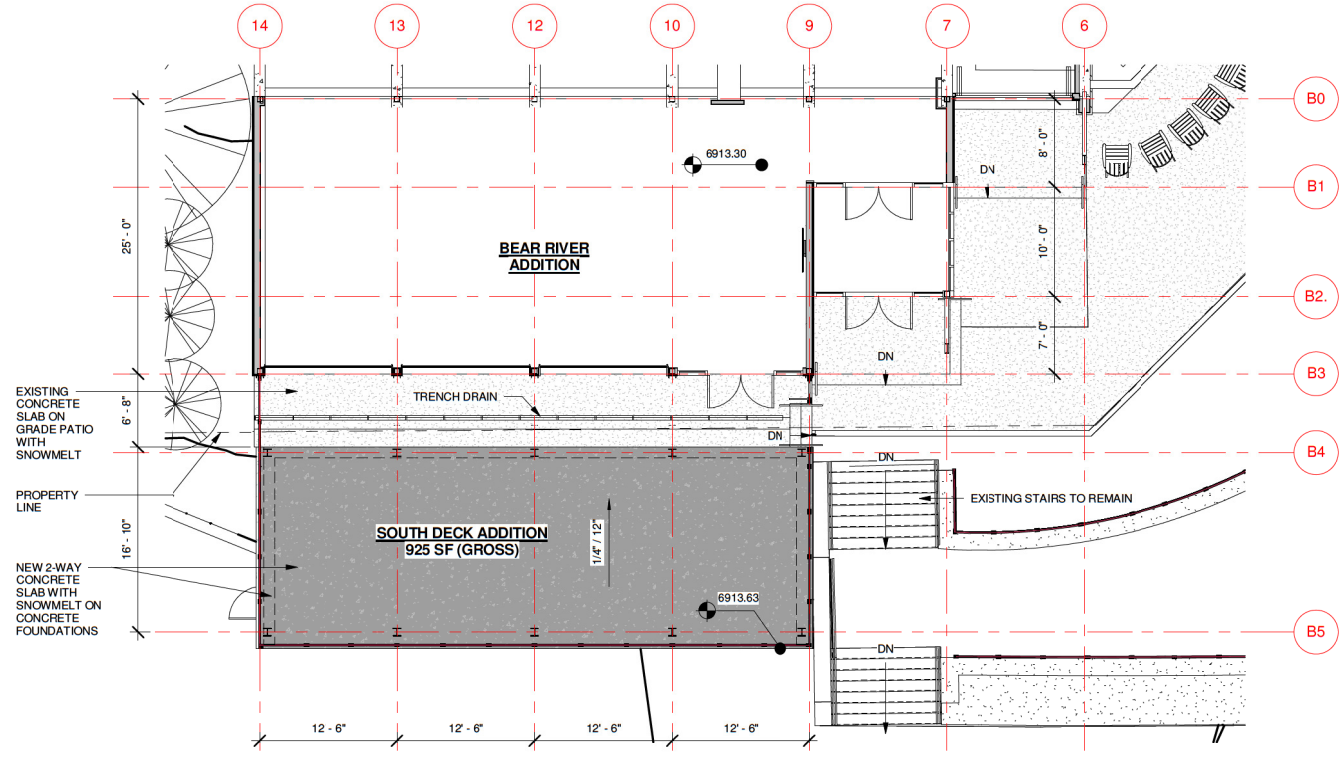
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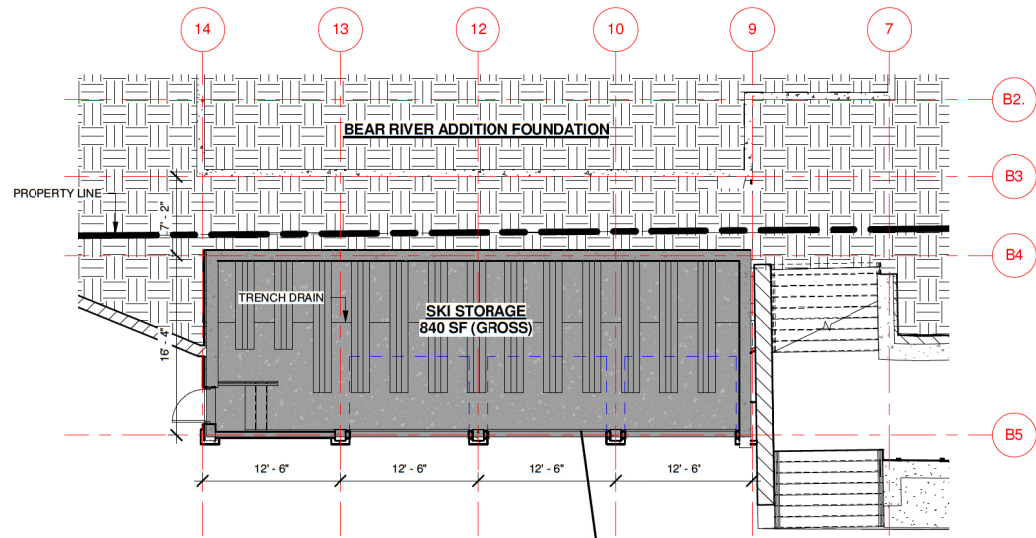
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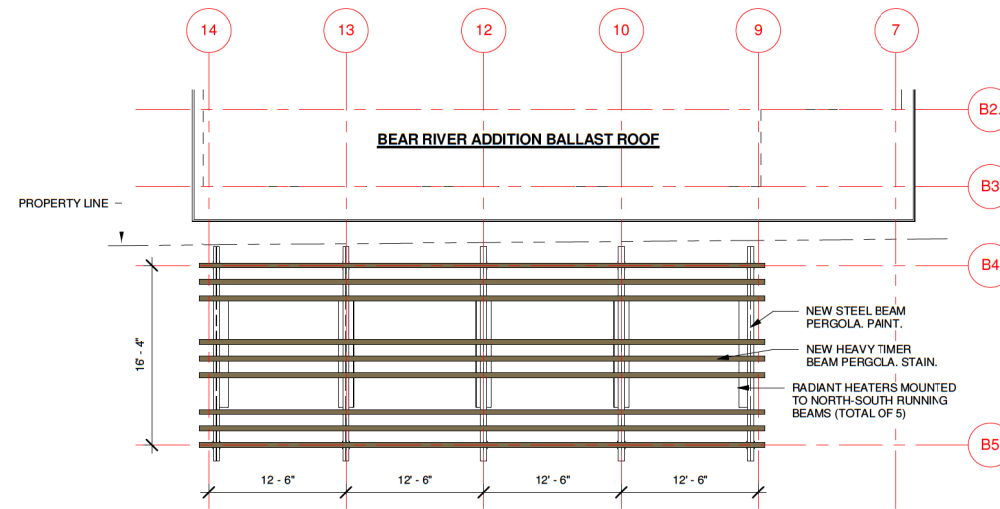
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 DP-101 1/8" = 1'-0"



2 LOWER LEVEL- SOUTH DECK - PROPOSED PLAN  
 DP-101 1/8" = 1'-0"



4 GONDOLA PLAZA LEVEL - PROPOSED SKI STORAGE  
 DP-101 1/8" = 1'-0"



6 PLAZA LEVEL - SOUTH DECK - PROPOSED ROOF PLAN  
 DP-101 1/8" = 1'-0"

**SCOPE AND LIMITS OF COOPERATION**  
 Release of these plans, complete further cooperation among the owner, his contractor and the architect. Design and construction are complete. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is important and any discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect constitutes misunderstanding and assumes construction costs. A failure to cooperate in writing simple notices to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall release the architect of responsibility for all consequences arising out of such changes.

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REVISIONS		
No.	Description	Date

**SSRC BBQ & SOUTH DECK**  
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 STEAMBOAT SPRINGS, CO 80487



Job Number: 17055.00  
 Date: 04/06/18  
 Drawn By: Author  
 Checked By: Checker

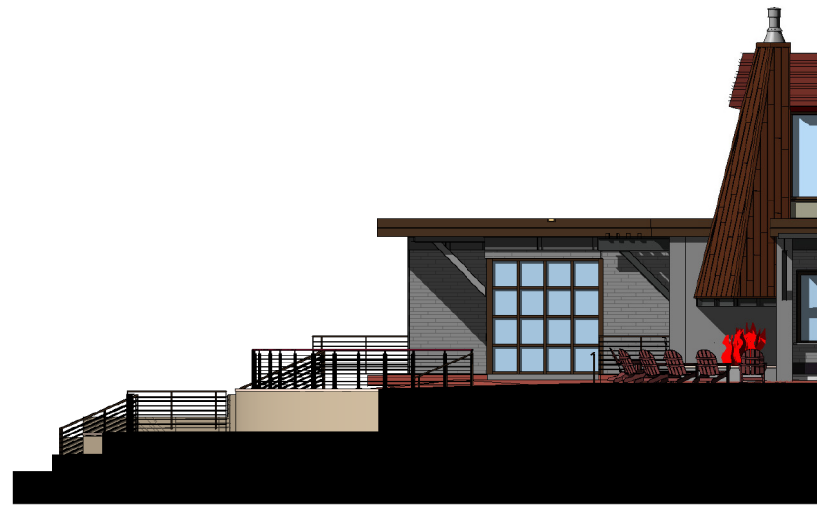
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 Sheet Title  
 SOUTH DECK FLOOR PLANS

Sheet Number  
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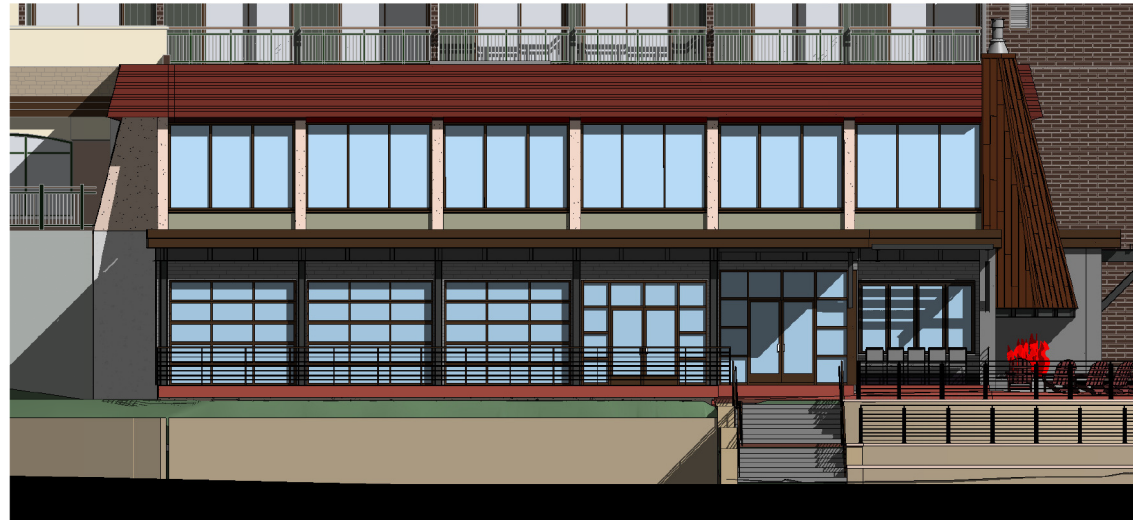
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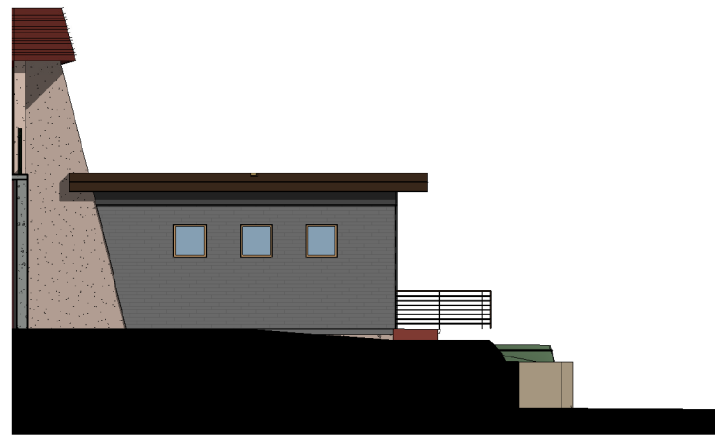




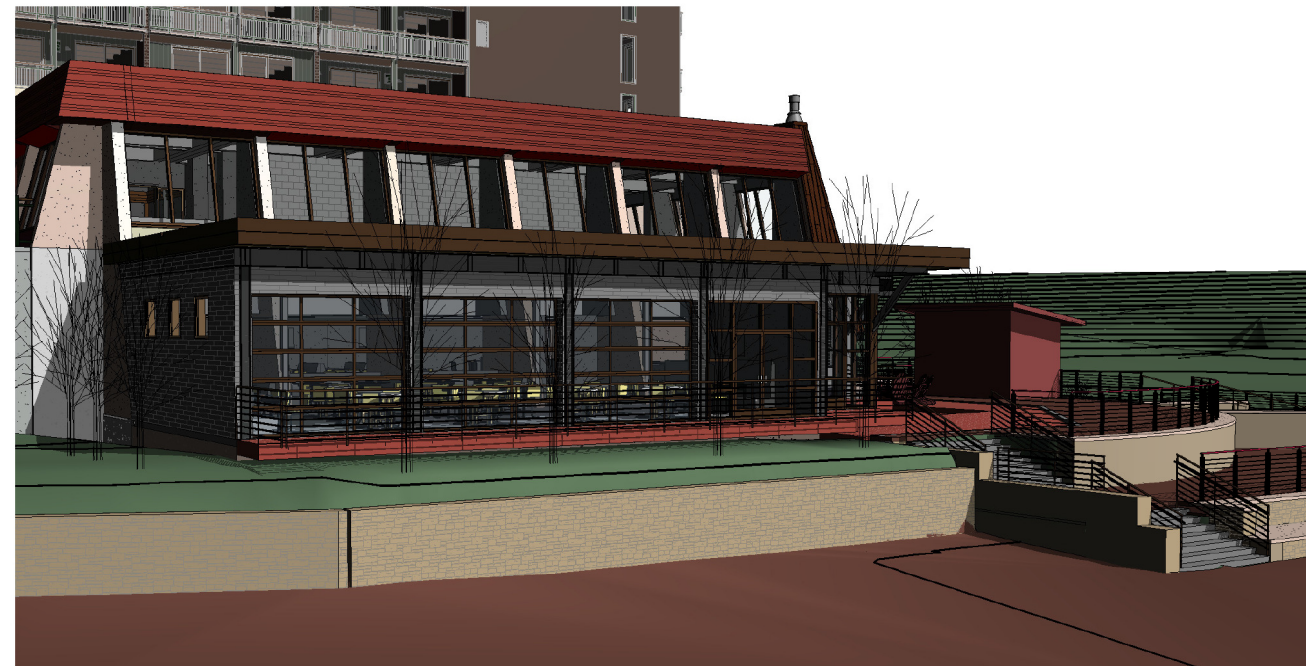
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DP-201E 1/8" = 1'-0"



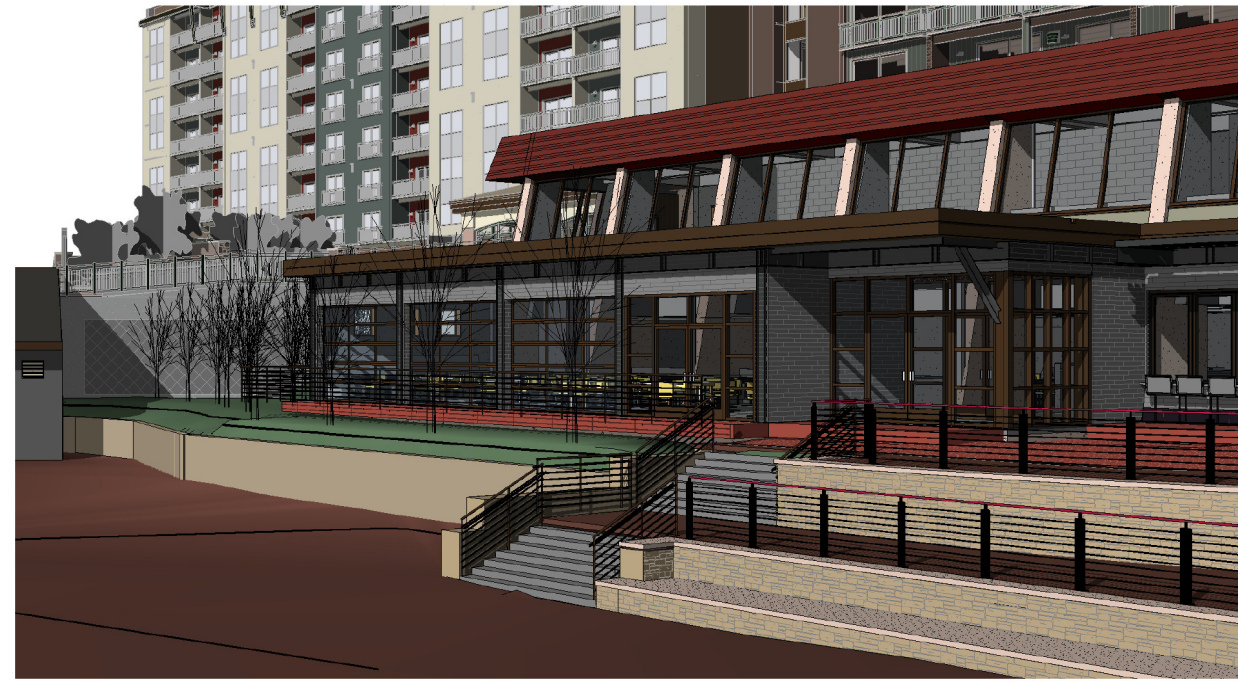
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DP-201E 1/8" = 1'-0"



3 SOUTH DECK - WEST ELEVATION - EXISTING  
DP-201E 1/8" = 1'-0"



5 SOUTH DECK - LOOKING NORTHEAST - EXISTING  
DP-201E



4 SOUTH DECK - LOOKING NORTHWEST - EXISTING  
DP-201E

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Eric Smith Associates, P.C.

REVISIONS		
No.	Description	Date

**SSRC BBQ & SOUTH DECK**  
2305 MT WERNER CIRCLE  
STEAMBOAT SPRINGS, CO 80487

**ES**  
ERIC SMITH ASSOCIATES, P.C.  
1919 SEVENTH STREET  
BOULDER, COLORADO, 80302  
(303) 442-2466, (303) 442-4745 FAX

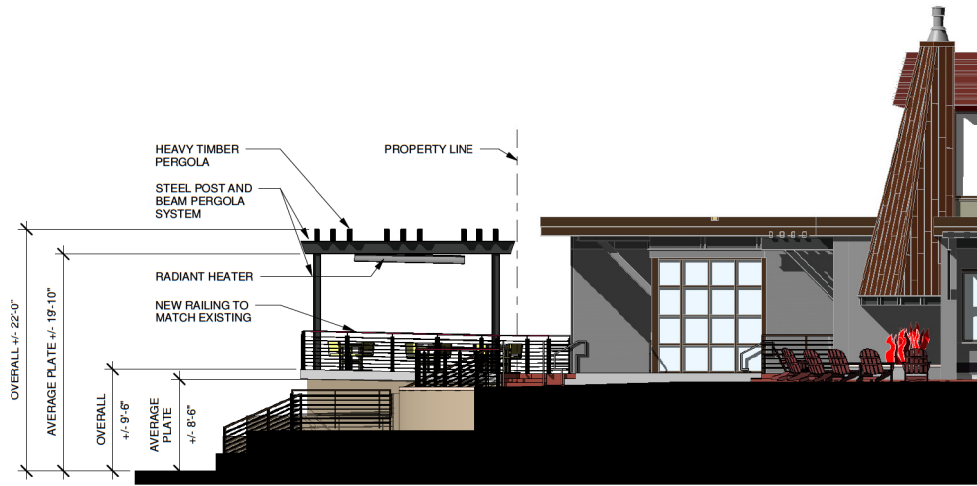
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Date:	04/06/18
Drawn By:	Author
Checked By:	Checker

Project Phase  
PLANNING SUBMITTAL  
Sheet Title  
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ELEVATIONS - EXISTING

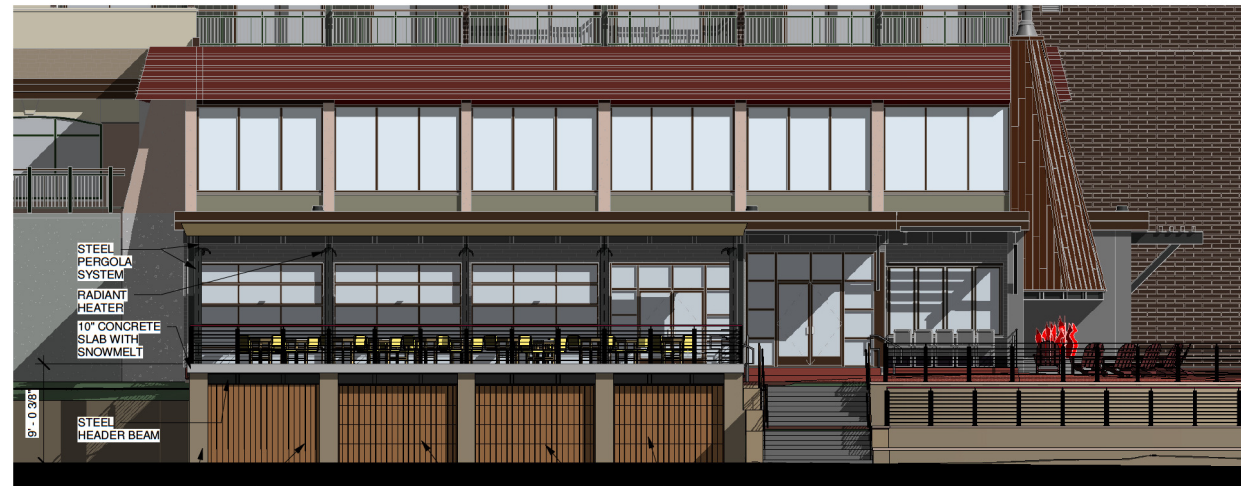
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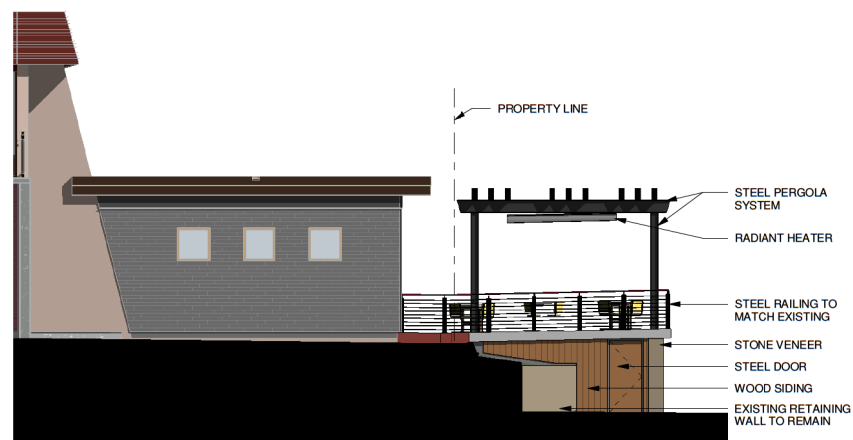
PLANNING SUBMITTAL 04/06/18



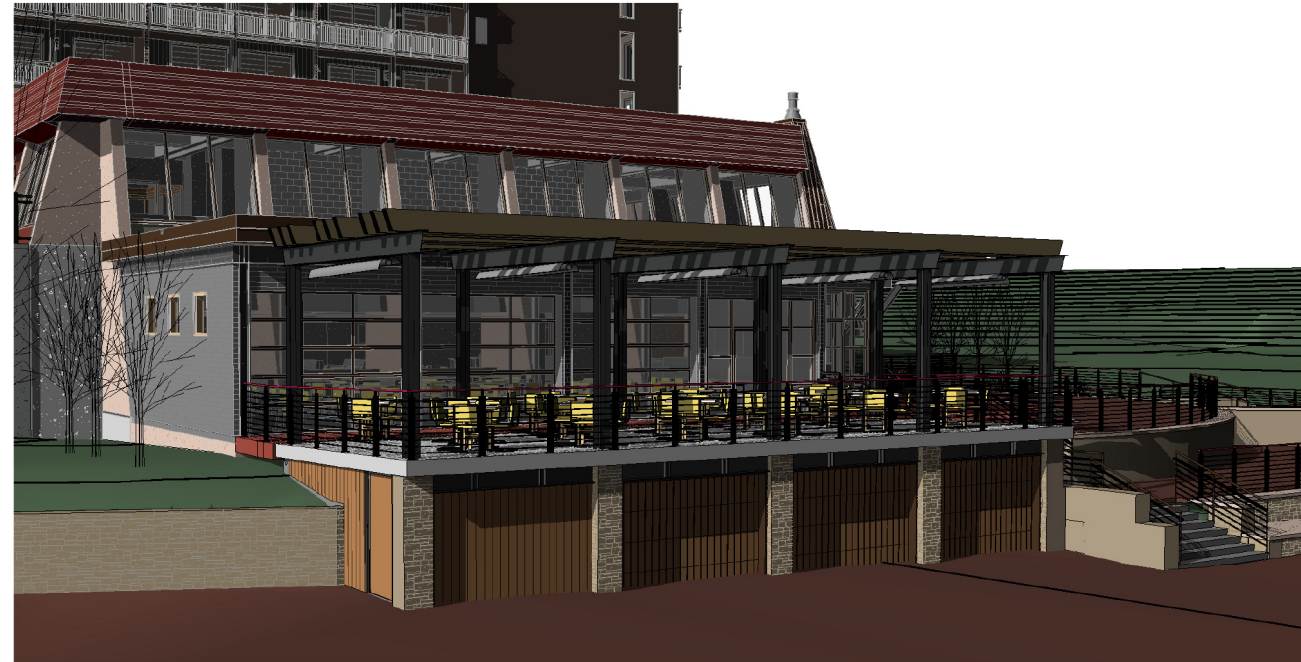
1 SOUTH DECK - EAST ELEVATION - PROPOSED (DP)  
DP-201 1/8" = 1'-0"



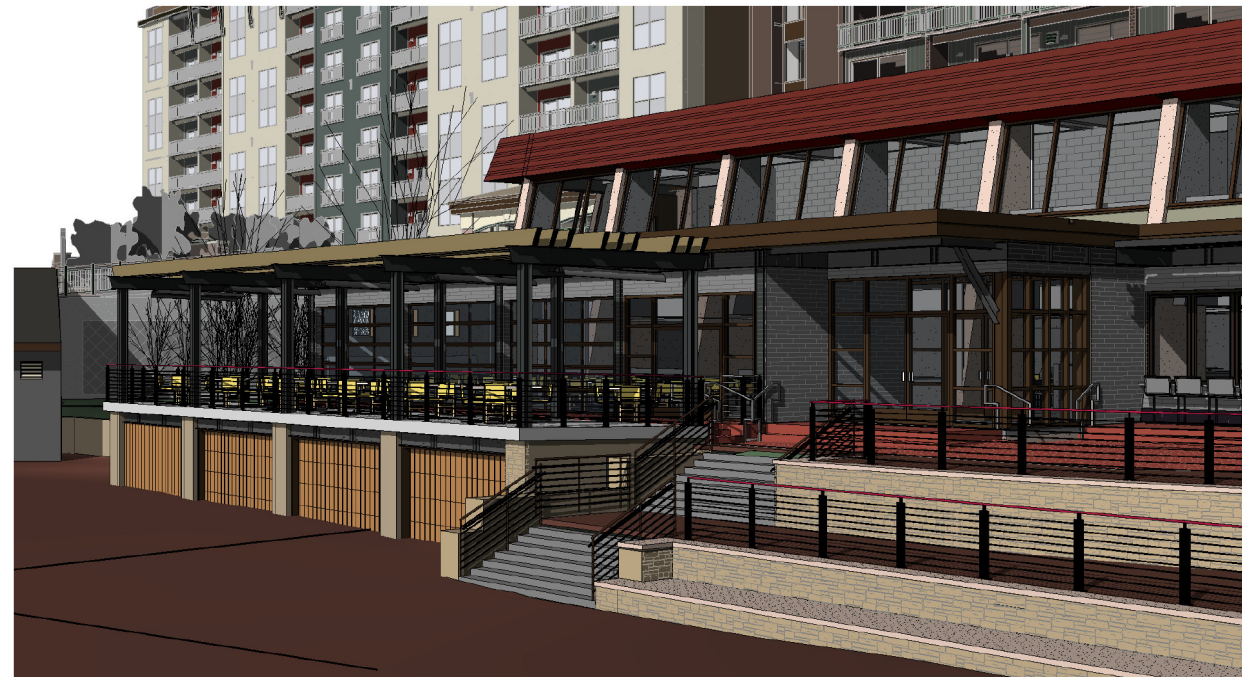
2 SOUTH DECK - SOUTH ELEVATION - PROPOSED (MM)  
DP-201 1/8" = 1'-0"



3 DECK ADDITION - WEST ELEVATION - PROPOSED (DP)  
DP-201 1/8" = 1'-0"



5 SOUTH DECK - LOOKING NORTHEAST - PROPOSED  
DP-201



4 SOUTH DECK - LOOKING NORTHWEST - PROPOSED  
DP-201

**SCOPE OF COOPERATION**  
Release of these plans constitutes further cooperation among the owner, his contractor and the architect. Design and construction are complete. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is important and any discrepancy should be pointed out immediately by the architect. Failure to notify the architect promptly in understanding and agreement constitutes a waiver. A failure to comply with simple notices to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain the property of Eric Smith Associates, P.C. and shall not be copied, shared or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.  
Eric Smith Associates, P.C.

REVISIONS		
No.	Description	Date

**SSRC BBQ & SOUTH DECK**  
2305 MT WERNER CIRCLE  
STEAMBOAT SPRINGS, CO 80487

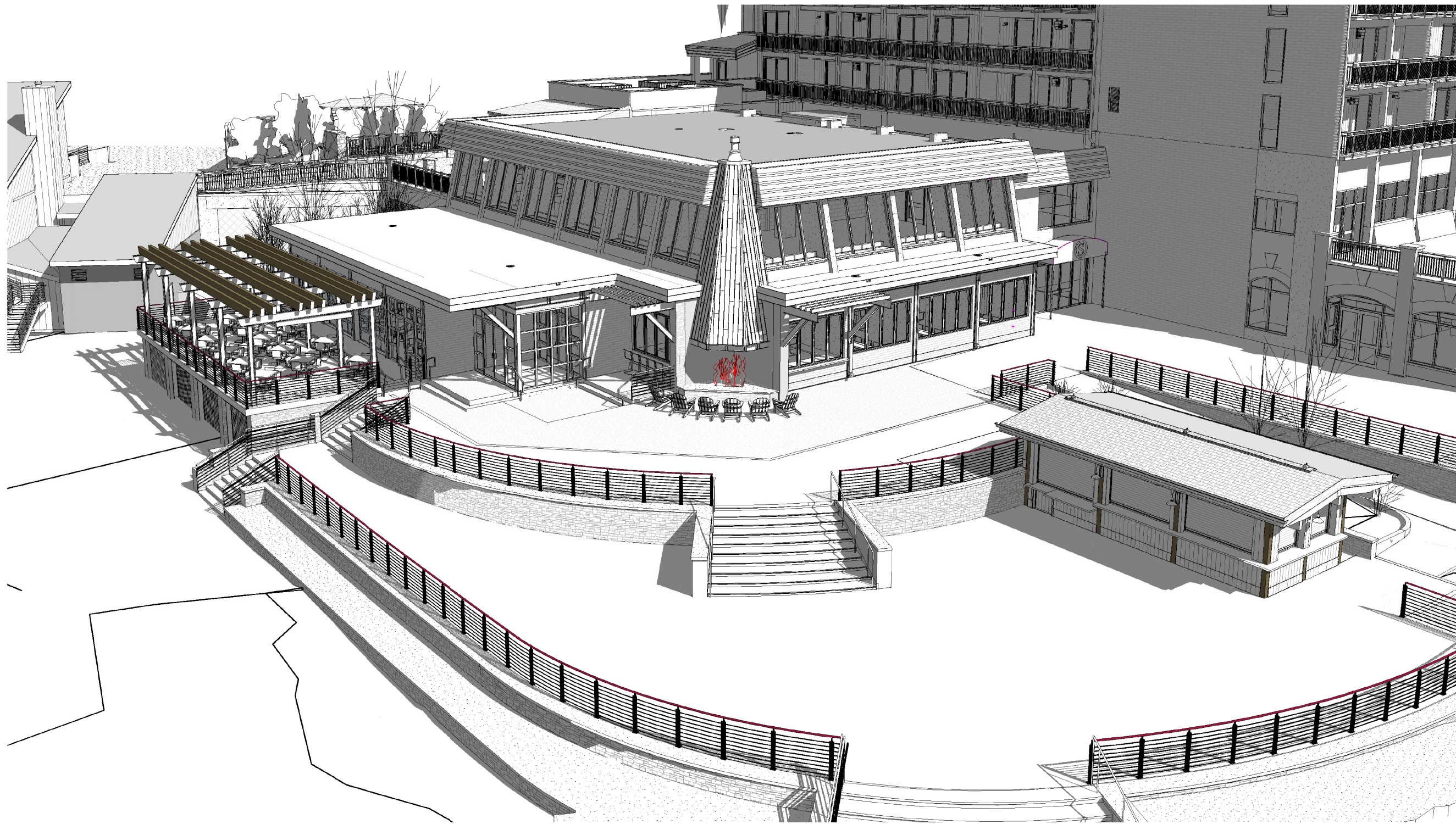


Job Number:	17055.00
Date:	04/06/18
Drawn By:	Author
Checked By:	Checker

Project Phase	PLANNING SUBMITTAL
Sheet Title	SOUTH DECK EXTERIOR ELEVATIONS - PROPOSED
Sheet Number	DP-201

1.25





1 BBQ & SOUTH DECK - LOOKING NORTHWEST - PROPOSED  
DP-901

4/6/2018 9:20:25 AM

PLANNING SUBMITTAL 04/06/18

**SCOPE OF COOPERATION**  
Release of these plans constitutes further cooperation among the owner, his contractor and the architect. Design and construction are complete. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and errors may occur. The architect shall not be held responsible for any errors or omissions discovered by the use of these plans and for any consequences arising therefrom. A failure to comply with the architect's instructions shall constitute a breach of the contract. The architect shall not be held responsible for any consequences arising out of such changes.

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Eric Smith Associates, P.C.

REVISIONS		
No.	Description	Date

**SSRC BBQ & SOUTH DECK**  
2305 MT WERNER CIRCLE  
STEAMBOAT SPRINGS, CO 80487

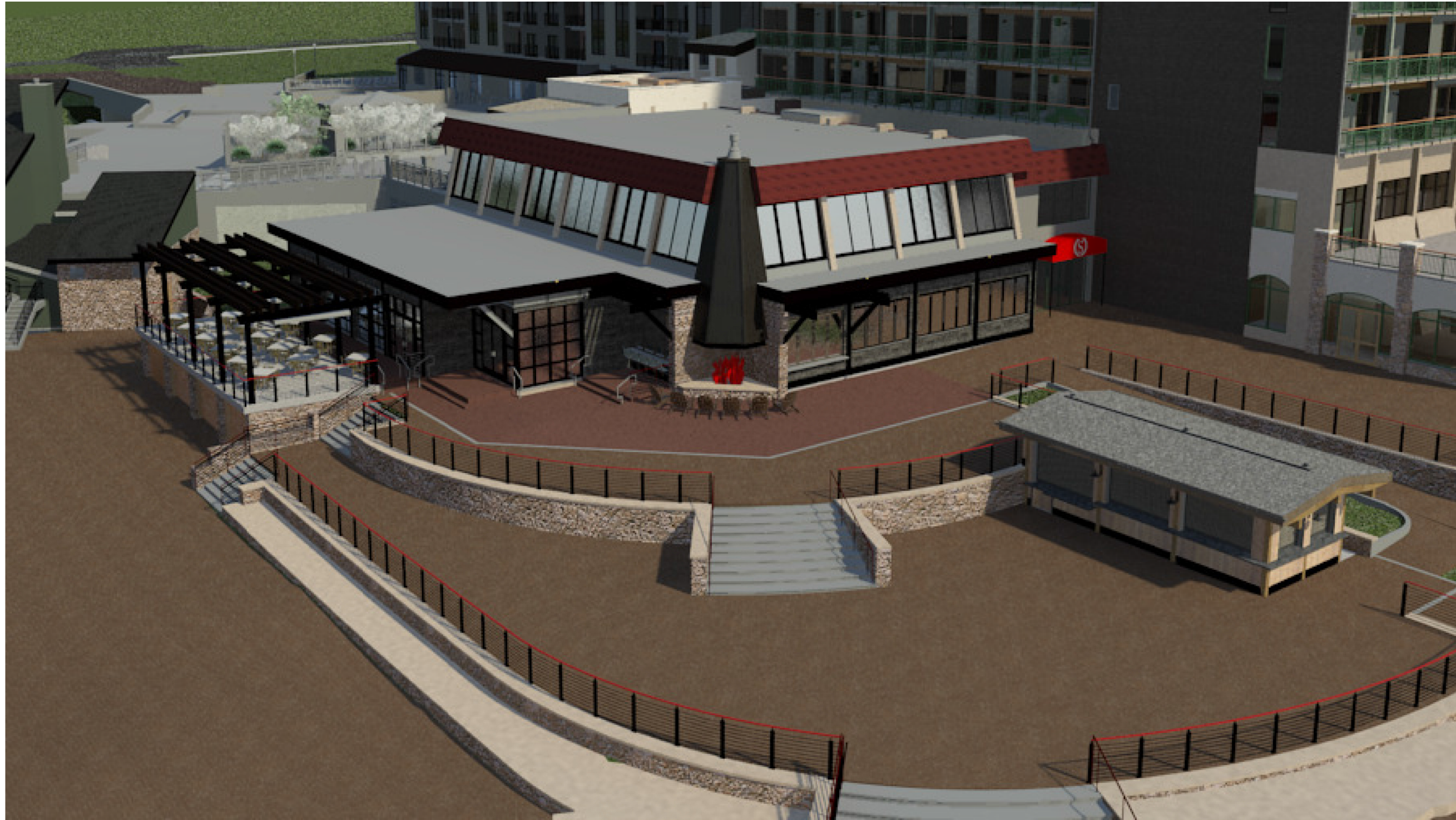


ERIC SMITH ASSOCIATES, P.C.  
1919 SEVENTH STREET  
BOULDER, COLORADO, 80302  
(303) 442-2466, (303) 442-4745 FAX

Job Number: 17099.00  
Date: 04/06/18  
Drawn By: Author  
Checked By: Checker

Project Phase  
PLANNING SUBMITTAL  
Sheet Title  
PERSPECTIVE

Sheet Number  
DP-901



BBQ BUILDING & SOUTH DECK - LOOKING NORTHWEST - PROPOSED

**SCOPE OF COOPERATION**  
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 Eric Smith Associates, P.C.

**REVISIONS**

No.	Description	Date

**SSRC BBQ & SOUTH DECK**  
 2305 MT WERNER CIRCLE  
 STEAMBOAT SPRINGS, CO 80487

**ERIC SMITH ASSOCIATES, P.C.**  
 1919 SEVENTH STREET  
 BOULDER, COLORADO, 80302  
 (303) 442-2400, (303) 442-4745 FAX

Job Number:	17055.00
Date:	04/06/18
Drawn By:	Author
Checked By:	Checker

<b>Project Phase</b>	PLANNING SUBMITTAL
<b>Sheet Title</b>	RENDERING

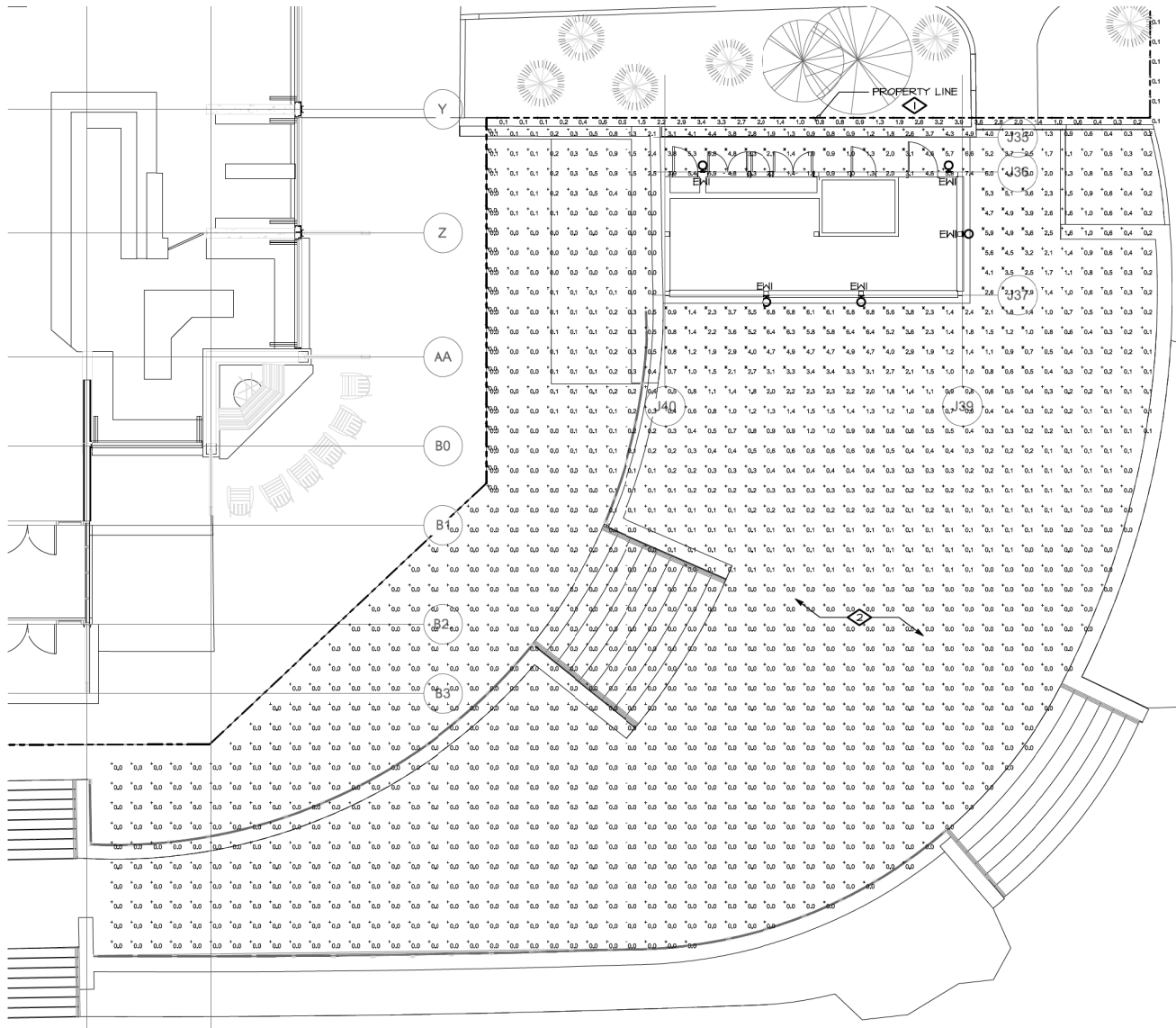
Sheet Number  
**DP-9021**

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP GTY	HATT 20"	TYPE LED	LUMEN OUTPUT 1000	MAX WATTS 20	MOUNTING LOCATION SURFACE	INFORMATION BOF/RFD/OPH	NOTES
EWH	EXTERIOR LED WALL SHADE, GOOSENECK ARM, DARK-SKY HOUSING, BRONZE FINISH	BASELITE	L212-SI-20W-3000K-120-LHTM-BU/SI-DS	120	1	20"	LED	1000	20	SURFACE	6'-6" BOF	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OPH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), HFD - HALL FIXTURE DEPTH

GENERAL NOTES:  
A. EC TO CONFIRM ALL FIXTURE FINISHES WITH ARCHITECT/OWNER PRIOR TO PURCHASE.

SPECIFIC NOTES:  
1.



Statistics						
Description	Symbol	Avg	Max	Mh	Max/Mh	Avg/Mh
BBO Area	X	3.3 fc	6.6 fc	0.5 fc	13.6:1	6.6:1
Employee Path	X	3.3 fc	6.6 fc	0.9 fc	7.3:1	3.7:1
Overall Site	+	0.5 fc	7.4 fc	0.0 fc	N/A	N/A
Property Line	+	0.8 fc	3.9 fc	0.0 fc	N/A	N/A

**GENERAL NOTES**

A. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0.

B. CALCULATION POINTS WERE TAKEN AT GRADE LEVEL ON A 2'X2' GRID, EXCEPT WHERE OTHERWISE NOTED. CALCULATIONS DO NOT REPRESENT ANY SLOPE OF ELEVATION CHANGE.

C. ILLUMINANCE CONTRIBUTIONS FROM ADJACENT PROPERTIES, LANDSCAPE LIGHTING, AND EXISTING STREET LUMINAIRES ARE NOT INCLUDED IN CALCULATIONS.

D. APPLICABLE CODES THAT HAVE BEEN DESIGNED TO ARE 2015 IECC, 2011 NEC, AND STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE.

E. LIGHTING IS TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK SUCH THAT IT TURNS ON 30 MINUTES PRIOR TO SUNSET AND OFF 1 HOUR AFTER BUSINESS CLOSE. NO LATER THAN 11 PM.

**KEYNOTE LEGEND**

KEY VALUE

1. PROPERTY LINE LIGHT LEVELS AT BACK OF BBQ BUILDING EXCEED 0.5 FC REQUIRED BY THE COMMUNITY DEVELOPMENT CODE. PROPERTY LINE AT BACK OF BBQ BUILDING DESIGNED TO COMPLY WITH PEDESTRIAN AREA LIGHT LEVEL REQUIREMENTS. ALL OTHER PORTIONS OF PROPERTY LINE ARE IN COMPLIANCE WITH PROPERTY LINE LIGHT LEVEL REQUIREMENTS.

2. LIGHTS IN PLAZA AREA ARE EXISTING TO REMAIN. ILLUMINANCE CONTRIBUTIONS ARE NOT INCLUDED IN PHOTOMETRIC CALCULATIONS.

## LOUVERED SHADES

**PREPARED BY:** \_\_\_\_\_  
**TYPE:** \_\_\_\_\_  
**JOB NAME:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**CERTIFICATION:** UL LISTED

MODEL#	D"	H"
L212	12"	11"
L218	18"	12"
L220	20"	14"

**FINISH**-Five stage pretreatment process, coated with a lead free TGI C polyester powder coat finish. White is standard inside reflectors, Except #49-Galvanized, #62-Anodized Bronze and #63-Iron Rust, Unless specified. Custom colors and Marine are available upon request.

**MOUNTING**- 1/2" or 3/4" tapped hub is supplied. Top or side mount available. Fixtures are pre-wired with 48" or 96" leads. Available with cord or stem sets.

**REFLECTOR**- Spun from heavy gauge 1100-0 aluminum, ranging in thickness from .050 to .125. Galvanized is from 20 gauge sheets. Copper is spun from .040 gauge and 110 soft alloy.

**LAMP HOLDERS**- Accommodates Incandescent medium base porcelain socket, copper shell with nickel plate, rated 250V, 660W. Compact Fluorescent 4 pin heat resistant thermoplastic socket accommodates 26/32W (Gx24q-3 base) and 42W (Gx24q-4 base). Twist lock design provides for vibration and earthquake resistance, rated 75W, 600V. High Intensity Discharge (H.I.D.) medium base, 4KV pulse start socket, rated 660W/600V. LED. A minimum of 60,000 hours to 100,000 expected life depending on installation location and ambient temperature.

MODEL#	FINISH	LIGHT SOURCE				MOUNTING OPT.		
		INC	CF <sup>1</sup>	HID <sup>1</sup>	W	K	V	
L212	40-copper w/ coat	200W	26W,	50W,	20	3000	120	
	41-black			70W,				
	42-dr. green			100W,	OR	OR		
	43-red			150W	OR	OR		
L218	44-white	42W,	32W,	5000	277	-		
	45-med. blue			5000				
	46-yellow			5000				
	48-polish alum.			5000				
L220	49-galvanized	-	-	-	-	-		
	50-navy blue							
	51-arch. Bronze							
	52-patina							

<sup>1</sup>REMOTE BALLAST  
<sup>2</sup>INC MAX WATTAGE 150W  
 CALL FACTORY FOR HIGHER WATTAGE

PHONE: 877-999-1990  
 FAX: 877-999-1955      12260 EAST END AVENUE, CHINO, CA 91710

2 | EW1  
 PM-100 | SCALE: NO SCALE

1 | PHOTOMETRIC PLAN  
 PM-100 | SCALE: 1/8" = 1'-0"

**NOTICE OF COOPERATION**  
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Eric Smith Associates, P.C.

No.	Description	Date

**SSRC BBQ & SOUTH DECK**  
 2300 MT WERNER CIRCLE  
 STEAMBOAT SPRINGS, CO 80487

**ES**  
 ERIC SMITH ASSOCIATES, P.C.  
 1919 SEVENTH STREET  
 BOULDER, COLORADO 80302  
 (303) 442-5456, (303) 442-4745 FAX

Job Number: 17059.00  
 Date: 3/2/18  
 Drawn By: MRT.MJS  
 Checked By: ARC

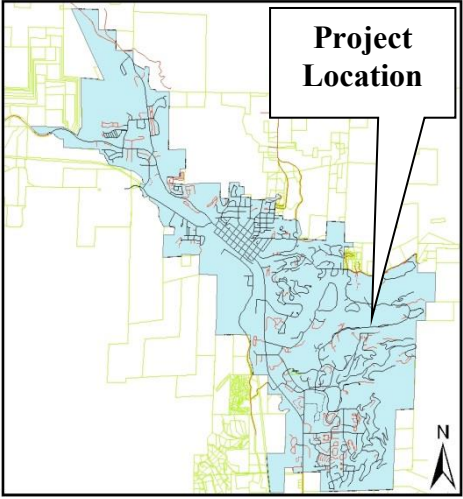
Project Phase: SCHEMATIC DESIGN  
 Sheet Title: PHOTOMETRIC PLAN  
 Sheet Number: PM-100

MM SUBMITTAL - MARCH 02, 2018

# AGENDA ITEM #2.

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

<b>PLANNING COMMISSION AGENDA ITEM # 2</b>	
<b>Project Name:</b>	The Crawford at Burgess Creek
<b>Project Number/Type:</b>	FDP-17-07 Final Development Plan
<b>Prepared By:</b>	Kelly Douglas, City Planner (Ext. 245)
<b>Through:</b>	Tyler Gibbs, AIA, Planning & Community Development Director (Ext. 244)
<b>Date:</b>	May 17, 2018
<b>Planning Commission:</b>	May 24, 2018
<b>City Council:</b>	June 18, 2018
<b>Zoning:</b>	Gondola Two (G-2)
<b>Applicant:</b>	Tom Jarmon
<b>Request:</b>	Final Development Plan for a five-unit multiple-family residential development.



**PIN 93623309**

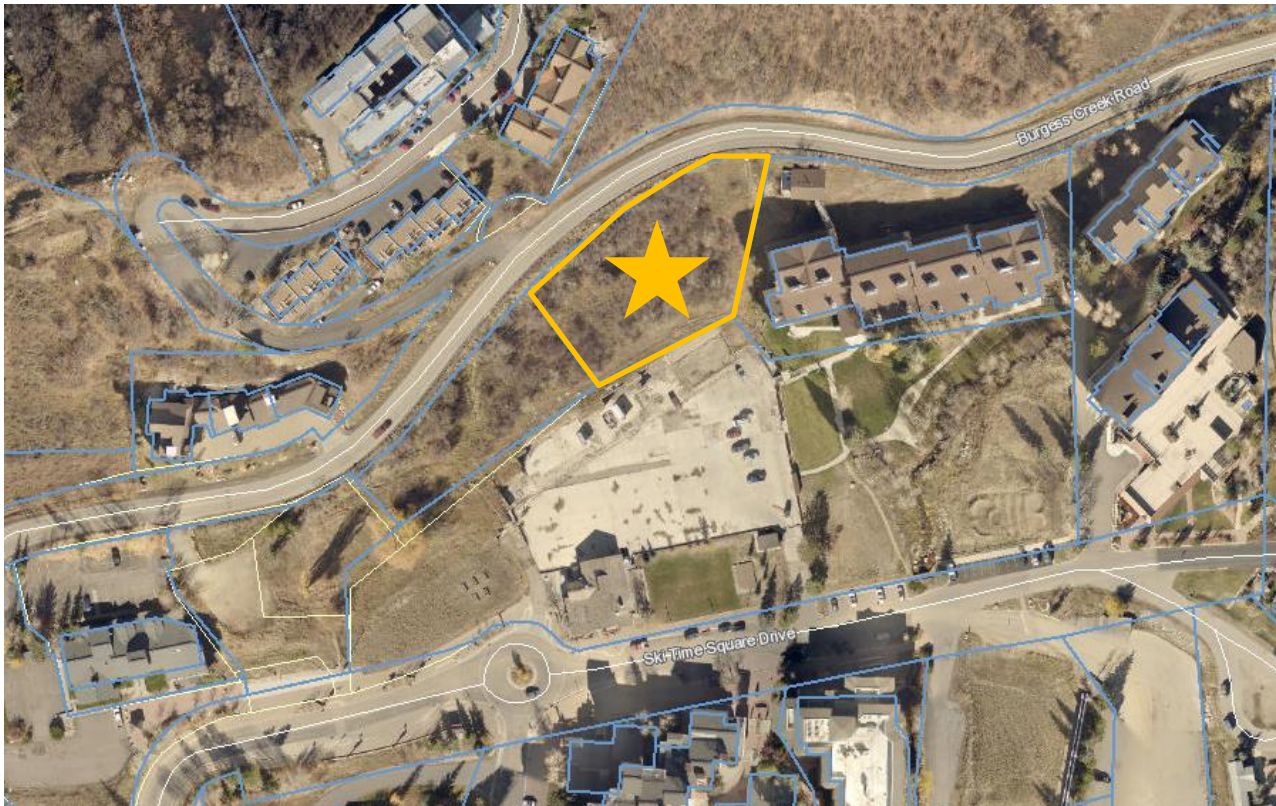
## I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY

<b>CDC - SECTION 26-66(D):</b> No FINAL DEVELOPMENT PLAN SHALL BE APPROVED UNLESS THE PLANNING COMMISSION AND CITY COUNCIL FIND THAT THE PLAN MEETS ALL OF THE FOLLOWING CRITERIA:					
Subsection		Consistent			Notes
		Yes	No	NA	
1)	(Reserved)			<input checked="" type="checkbox"/>	<i>This criterion was deleted</i>
2)	Consistency with Surrounding Uses	<input checked="" type="checkbox"/>			
3)	Conformity with Building Standards	<input checked="" type="checkbox"/>			
4)	Minimize Adverse Impacts	<input checked="" type="checkbox"/>			
5)	Access	<input checked="" type="checkbox"/>			
6)	Minimize Environmental Impacts	<input checked="" type="checkbox"/>			
7)	Phasing			<input checked="" type="checkbox"/>	
8)	Compliance With Other Standards	<input checked="" type="checkbox"/>			

**Staff Finding:** Staff finds that the Final Development Plan #FDP-17-07 for a five-unit multiple-family residential development at PIN 936233009 is in substantial conformance with the approved Conceptual Development Plan and is CONSISTENT with the Criteria for Approval for a Final Development Plan.

.... (Detailed policy analysis is located in Section V; Staff Findings are in Section VI)

## II. PROJECT LOCATION



### III. BACKGROUND

The subject property is zoned Gondola Two (G-2) and located off Burgess Creek Road near the Steamboat Base Area. The property is surrounded by land zoned G-2 to the south, east and west with properties to the north zoned Residential Resort One - Low Density (RR-1). The subject property is vacant and unplatted.

In July 2016, the subject property was approved for a Final Development Plan known as the Viceroy (DPF-15-11) consisting of 14 units and over 45,000 SF of residential use. This 2016 approval was superseded and replaced by a Conceptual Development Plan (DP-16-18), approved February 28, 2017. The scope of the Conceptual Development Plan approval was limited to the following:

1. Conditional Use to allow residential uses on the ground floor
2. Site access and vehicular circulation
3. Site plan with no sidewalk along Burgess Creek Road
4. Residential density of 5 units
5. Mountain modern building design including the form, height and massing
6. Amenities for the project being provided within each residential unit and on the unit decks and rooftop decks

The Conceptual Development Plan was approved subject to the following conditions:

1. Site layout for access and circulation shall meet all City Engineering Standards prior to City Council approval of FDP.  
*This condition of approval has been met through the Technical Advisory Committee review process.*
2. The applicant shall secure an engineering variance as necessary for the driveway layout prior to City Council approval of FDP.  
*This condition of approval has been met through the Technical Advisory Committee review process. An engineering variance was granted May 7, 2018.*
3. A fee in lieu for 1) a sidewalk along Burgess Creek Road and 2) for future pedestrian connections to the southern property line shall be provided that is consistent with or similar to the previously approved fee in lieu for the approved Viceroy/Crawford project, DPF-15-11. Consistency shall include meeting all applicable public sidewalk standards for the full length of the property frontage on Burgess Creek Road. Commitment to the fee shall be part of the CDP and FDP approvals for the project and payment of the fee shall be at the time of final plat for the property and prior to site development of the property.  
*This condition of approval has not yet been addresses and is reflected below in Section VI.*
4. Public pedestrian easements shall be dedicated prior to a request for a Certificate of Occupancy or with the first condominium/airspace plat for the development, whichever occurs first. Easements shall be provided:
  - a. For walkways and stairways, through the building or otherwise, on the property that have been designated as public connections;
  - b. Along Burgess Creek Road for any portion of the sidewalk outside of the right of way shown on plan sheet "SP," Civil Site Plan, as Burgess Creek Sidewalk "Fee in Lieu Walk"
  - c. Along the southwestern edge of the property shown on plan sheet "SP," Civil Site Plan, as "Fee in Lieu Walk"

*This condition of approval has not yet been addresses and is reflected below in Section VI.*

#### IV. PROJECT DESCRIPTION

The applicant is proposing to develop five multiple-family residential units that are substantially consistent with the Conceptual Development Plan (DP-16-18) approved February 28, 2017.

#### V. PROJECT ANALYSIS

The following section provides staff analysis of the application as it relates to key sections of the CDC. It is intended to highlight those areas that may be of interest or concern to planning commission, city council, staff, or the public. For a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

##### Criteria for Approval

CDC - Section 26-66(d): No final development plan shall be approved unless the planning commission and city council find that the plan meets all of the following criteria:

1. **[Reserved.]** *This criterion has been deleted from the CDC.*

2. **Consistency with Surrounding Uses**

*The proposed development shall be consistent with the character of the immediate vicinity of the parcel proposed for development, or shall enhance or complement the mixture of uses, structures and activities present in the immediate vicinity.*

Staff Analysis: **Consistent.** The subject site is adjacent to two existing multiple-family residential developments to the east and northwest, Ski Time Square Condos and Stormwatch at Steamboat respectively. The adjacent property immediately to the southwest is currently vacant, but also zoned G-2, so similar development in terms of use and scale may be anticipated. The proposed multiple-family use and site improvements are compatible with the surrounding uses and other permitted uses in the vicinity.

3. **Conformity with the Building and Architectural Standards.**

*The proposed development complies with the building and architectural design standards of the CDC.*

Staff Analysis: **Consistent.** The proposed building is consistent with the building and architectural design standards of the Community Development Code, except as varied by the approved Conceptual Development Plan.

4. **Minimize Adverse Impacts**

*The design and operating characteristics of the proposed development shall minimize any adverse impacts on surrounding uses and shall not cause a nuisance, considering factors such as proposed setbacks, planned hours of operation, and the potential for odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts from the proposed development.*

Staff Analysis: **Consistent.** The operating characteristics of the proposed multiple-family residential use should not have any adverse impacts on surrounding uses. There should be

no excessive odors, noise, or other impacts from the proposed residential use that would in any way affect adjoining uses.

## 5. Access

*Access to the site shall be adequate for the proposed development, considering the width, grades, and capacities of adjacent streets and intersections and the entrance to the site. The adequacy of the facilities provided for any necessary service delivery, parking and loading, and trash removal shall also be considered. When appropriate, public transportation or other public or private transportation services and appropriate pedestrian facilities shall be made available to serve the use.*

Staff Analysis: **Consistent.** Access to the site is provided by a circular driveway that is entered and exited off Burgess Creek Road. The configuration of the driveway was approved by the Director of Public Works on May 7, 2018, to provide fire access turn around and with a condition that the driveway be one-way.

The proposed parking plan includes 19 total spaces accommodated as surface parking and within the garages dedicated to each individual unit. The proposed parking arrangement complies with the minimum parking requirements of the CDC.

Regarding trash, individual trash containers are to be stored in each unit garage and rolled out for trash collection on typical scheduled basis.

The applicant is proposing to provide pedestrian connections through the site and down to Ski Time Square when the adjacent property to the south redevelops in the future. Additionally, the applicant proposes to pay cash-in-lieu for the sidewalk along Burgess Creek Road. Appropriate pedestrian facilities consistent with the requirements of the approved Conceptual Development Plan, the CDC as well as the Mountain Base Area Design Standards are proposed with this application.

## 6. Minimize Environmental Impacts

*The proposed development shall minimize its adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*

Staff Analysis: **Consistent.** The proposed development should not create any adverse impacts on the natural environment.

## 7. Phasing

Staff Analysis: **Not Applicable.** No phasing proposed.

## 8. Compliance with other Standards

*The final development plan is in substantial conformance with the requirements of the CDC as modified by any approved variance, development plan, or PUD for the*

*property, and any applicable terms and conditions imposed by the city on any such prior approval granted to the property have been satisfied.*

**Staff Analysis: Consistent.** The Final Development Plan is in substantial conformance with the approved Conceptual Development Plan and complies with all CDC standards except as varied by the approved Conceptual Development Plan.

## **VI. STAFF FINDINGS**

Staff finds that the Final Development Plan #FDP-17-07 for a five-unit multiple-family residential development at PIN 936233009 is in substantial conformance with the approved Conceptual Development Plan and is CONSISTENT with the Criteria for Approval for a Final Development Plan.

### **Recommended Motion**

The Planning Commission recommends approval of FDP-17-07, a Final Development Plan for a five-unit multiple-family residential development at PIN 936233009, subject to the following conditions of approval:

1. To accommodate a future pedestrian connection to Ski Time Square, a fee in lieu for signage as shown on sheet CSP-1 in the plan set dated revised March 29, 2018, in the amount of \$XXXX shall be paid to the City (amount pending review) prior to recordation of the first Final Plat.
2. Civil construction plans prepared by a licensed Colorado civil engineer shall be approved prior any improvements agreement, building permit, or Final Plat, and prior to the start of any construction.
3. The owner shall pay a traffic contribution to the City for a proportionate share of increased trips to the Base Area Master Transportation Study plan area. The traffic evaluation indicates that this development generates a 0.20% increase in vehicular trips which equates to a contribution of \$3,411. Payment is required prior to recordation of first Final Plat.
4. A Final Plat shall be recorded prior to building permit approval.
5. The owner shall make a cash-in-lieu payment to the City for the sidewalk along Burgess Creek Road per the Engineers opinion of probable construction costs by Landmark dated January 25, 2018. The cost is calculated per CDC section 414.E.2. The Cash-in-Lieu of On-Site Improvements amount is \$60,934.50 and shall be paid prior to approval of a Building Permit.
6. The owner shall demonstrate that a contribution has been provided to the City, or community amenities have been constructed that are equivalent to 1% of the construction cost of valuation of the project as determined by the Building Department and required by the Mountain Base Area Design Standards, or a combination of the two, prior to building permit approval.
7. The following easements shall be dedicated to the City with the first Final Plat:
  - a. A sidewalk easement for the future sidewalk along Burgess Creek Road
  - b. Sight distance easements for the driveways

- c. Public easements for the safety shoulder and the public drainage from Burgess Creek Road along the east lot line.
  - d. Public access turn-around over the internal circular driveway.
8. Public pedestrian easements shall be dedicated to the City prior to issuance of a Certificate of Occupancy or with the first condominium/airspace plat for the development, whichever occurs first. Easements shall be provided:
  - a. For walkways and stairways, through the building or otherwise, on the property that have been designated as public connections.
  - b. Along Burgess Creek Road for any portion of the sidewalk outside of the right of way shown on plan sheet FDP-1, as Burgess Creek Sidewalk "Fee in Lieu Walk."
  - c. A blanket public pedestrian easement shall be included over the revised open space as shown on sheet F-4.1 in the plan set dated 2017-11-10.
9. Certification from a third party for the use of sustainable building materials and construction techniques via program completion is required prior to issuance of a Certificate of Occupancy.
10. Drainage infrastructure, access driveways, and parking areas are considered critical improvements and must be constructed prior to issuance of any Temporary Certificate of Occupancy or Certificate of Occupancy.
11. Loop drive shall include No Parking, Fire Lane and Tow-Away Zone signs prior to issuance of any Temporary Certificate of Occupancy or Certificate of Occupancy.

## **VII. ATTACHMENT**

- Attachment 1 – Project Timeline
- Attachment 2 – Applicant Narrative
- Attachment 3 – Engineering Variance Approval
- Attachment 4 – Plan Set

# Project Timeline

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**Project Code:** FDP-17-07

**Project Name:** The Crawford at Burgess Creek

	<b>DATES</b>	<b>NOTES</b>
<b>Pre-Submittal Meeting</b>	11/03/2018	
<b>Application Submitted</b>	11/10/2018	
<b>TECHNICAL ADVISORY COMMITTEE REVIEW</b>		
<b>TAC Letter</b>	12/06/2018	
<b>Resubmittal</b>	01/26/2018	
<b>TAC Letter</b>	02/21/2018	
<b>Resubmittal</b>	03/30/2018	
<b>TAC Letter</b>	05/08/2018	Scheduled for hearing
<b>PUBLIC NOTICE</b>		
<b>Newspaper Notice</b>	05/06/2018	
<b>Mailed Notice</b>	05/08/2018	
<b>Property Posting</b>	05/03/2018	
<b>Mineral Notice</b>	02/01/2017	Provided with DP-16-18
<b>PUBLIC HEARINGS</b>		
<b>Planning Commission</b>	05/24/2018	
<b>City Council</b>	06/19/2018	

## NOTES

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**Subject:** The Crawford 5 Unit FDP Submittal

Project Narrative 11-9-17

The owners are proceeding with Final Development Permit application for The Crawford 5 residential unit project that was approved for Conceptual Development Permit (CDP) February 28, 2017.

This CDP approval included:

- Approval of site access and vehicular circulation (similar layout to the previously approved site layout).
- Public walkway access down through the property from the North to the South towards the ski hill instead of a sidewalk along Burgess Creek Road. Approval of the site plan with no sidewalk along Burgess Creek Road (fee payment in-lieu approved including future pedestrian access to the lower portion of the property).
- Approval of a Conditional Use to allow residential uses on the ground floor.
- Approval of the residential density of 5 units with no commercial.
- Approval of the exterior design including the form, height and massing. A variety of roof forms including low sloped roofs instead of the majority of the roof forms being more steeply sloped roof forms of 6:12 or greater.
- Approval of ~~mountain modern building design including the form, height and massing~~ roof form and function, variance to Mountain Base Area Design Standards.III.A.7.1.a With justification: The applicant's alternative achieves a result that is equal to or better than the code standard to which the variance is being sought.
- Approval of the amenities for the project being provided within each residential unit and on the unit decks and rooftop decks, variance to CDC.26.143.d.5.a.10  
With justification: The intent of the code standard will not be achieved by strict application of the standard in this particular circumstance.  
And  
Variance to Base Area Design Standards.III.B.3.1.a.i with justification: The intent of the code standard will not be achieved by strict application of the standard in this particular circumstance.

The modifications to the project plan include:

- Revisions to the water and sewer plan to reflect direction from Mt. Werner Water to provide improved regional water service benefitting Ski Times Square Condominiums and the future Ski Times Square property. This water line replacement will also maintain the current location of the fire suppression line serving the underground parking garage leased by Ski Times Square Condominiums. The Owners and representatives of both properties have spent considerable time carefully reviewing options and have agreed to a mutually beneficial alignment for the water and sewer lines. The easements documents are being completed by the legal representatives and are expected to be recorded before any public hearings for this application. These easements only apply to utilities and do not include considerations for pedestrian access over the Ski Times Square Condominiums property. Future pedestrian connection to Ski Time Square Drive is expected when the Fortress-owned Ski Time Square property is redeveloped and has been fully accommodated within the Crawford project to the extent practicable.
- The East and West residential end unit garages have revised from a 2 car garage to a 3 car garage.
- The labeling of the building levels has changed. The massing of the building has changed to taller 5 story massing at the 3 center residential units and the end residential units now taper down to 4 stories.
- **Sec. 26-66. - Final development plan.**

(d) *Criteria for review and approval.* No final development plan shall be approved unless the city council finds that the plan meets following criteria:

(1)

*Reserved.*

(2)

*Consistency with surrounding uses.* The proposed development shall be consistent with the character of the immediate vicinity of the parcel proposed for development, or shall enhance or compliment the mixture of uses, structures and activities present in the immediate vicinity.

The property is severely challenged based on steep topography and lack of legal access to Ski Time Square Drive. The Applicant has creatively maximized reasonable density through creative site design that introduced community benefits including a public pedestrian route that will someday connect from Burgess Creek Road to the Base Area. Additionally, the access drive was specifically designed to improve turning movements for the Stormwatch residents and an otherwise unavailable intermediate emergency turnaround for fire trucks and other first responders.

(3)

*Conformity with the building and architectural standards.* The proposed development complies with the building and architectural design standards of the CDC.

The Crawford building exterior provides an interesting modern character with multiple steps in the building mass, a mixture of interesting varied roof forms and a variation of exterior materials to accentuate the exterior building forms.

(4)

*Minimize adverse impacts.* The design and operating characteristics of the proposed development shall minimize any adverse impacts on surrounding uses and shall not cause a nuisance, considering factors such as proposed setbacks, planned hours of operation, and the potential for odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts from the proposed development.

The residential nature of The Crawford project without commercial use will avoid odors, noise, dust and glare to the surrounding area. The low profile (1 - 2 story) of the building as viewed from Burgess Creek Road will cast limited shadows to the Northwest, North and Northeast of The Crawford building. The site plan was developed in cooperation with the adjacent properties and easements have been mutually developed.

(5)

*Access.* Access to the site shall be adequate for the proposed development, considering the width, grades, and capacities of adjacent streets and intersections and the entrance to the site. The adequacy of the facilities provided for any necessary service delivery, parking and loading, and trash removal shall also be considered. When appropriate, public transportation or other public or private transportation services and appropriate pedestrian facilities shall be made available to serve the use.

The 2 new drive accesses off Burgess Creek Road into the property combined with the internal drive was developed and approved through the City's engineering department review. This road system improves turning movements for the Stormwatch residents, provides an intermediate turnaround for emergency vehicles and first responders, and meets all grade criteria described in the City's Engineering Standards for a Residential Private Access (Engineering Standards Section 4.2.5.4) and Fire Prevention's Fire Apparatus Access Road Standards (City). Finally, the road and site improvements remove a section of steep roadside hazards currently protected by an aging guardrail system.

(6)

*Minimize environmental impacts.* The proposed development shall minimize its adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.

There are no known sensitive environmental constraints affecting the property and therefore there are no known adverse environmental impacts. Construction will require typical Best Management Practices as would be expected for any responsible development.

(7)

*Phasing.* If the proposed development is to be developed in phases, then each phase shall contain the required streets, utilities, landscaping, and other improvements that are necessary and desirable for residents of the project for that phase. Each phase of the phasing plan shall meet the requirements of the CDC on its own unless a variation was granted. If the development incorporates any amenities for the benefit of the city, such as trail connections, these shall be constructed within the first phase of the project, or, if this is not practical, then as early in the project as is reasonable.

The Crawford project is anticipated to be constructed in one phase that follows practical sequencing of construction.

(8)

*Compliance with other standards.* The final development plan is in substantial conformance with the requirements of the CDC as modified by any approved variance, development plan, or PUD, for the property, and any applicable terms and conditions imposed by the city on any such prior approval granted to the property have been satisfied.

The Crawford Final Development Plan is in conformance with the requirements of the CDC and as modified with the listed variances approved with The Crawford Conceptual Development Plan. The conditions imposed by the city with the Conceptual Development Plan approval granted to the property are accepted and incorporated into this submittal for Final Development Permit.

**TOM JARMON**

**ESA** ARCHITECTURE . PLANNING  
1919 7TH STREET, BOULDER CO 80302  
303.442.5458 [www.esapc.com](http://www.esapc.com)

Erik Griepentrog, PE | [Landmark Consultants, Inc.](#)

P: 970.871.9494 x2  
M: 970.846.2592

## **Technical Advisory Committee**

### **City Engineering Review**

#### **5/7/2018- Review of third submittal- revised drainage**

#### **Project: FDP 17-07, The Crawford at Burgess Creek**

---

### **Review Comments:**

1. Engineer's estimate of \$55,395 dated March 30, 2018 for the proposed cash in lieu sidewalk along Burgess Creek Road is good. (Note: the 10% for cash in lieu has not been accounted for.

### **Driveway Variance**

Public Works Engineering Division reviewed the March 30, 2018 request for variance to engineering standards section 4.5.1 number of driveways prepared by Landmark Consultants. Public Works has approved the driveway variance based on the statements included the variance request. Factors considered in approving this variance include:

- Driveway will be directional- one way.
- Two driveways provide fire access turn around.
- Final Plat will dedicate sight distance easements for driveway.

### **Conditions of Approval:**

1. Civil construction plans prepared by a licensed Colorado civil engineer must be submitted to the City for review by Public Works, Planning, and City Utilities for review and approval prior to approval of any improvements agreement, building permit, or final plat and prior to the start of any construction.
2. Developer is required to pay traffic contribution for a proportionate share of increased trips to the Base Area Master Transportation Study plan area. The traffic evaluation indicates that this development generates a 0.20% increase in vehicular trips which equates to a contribution of \$3,411. Payment is required prior to recordation of Final Plat.
3. Developer is required to pay a Cash-in-Lieu of On-Site Improvements for the sidewalk along Burgess Creek Road per the Engineers opinion of probable construction costs by Landmark dated January 25, 2018. The cost is calculated per CDC section 414.E.2. The Cash-in-Lieu of On-Site Improvements amount is \$60,934.50 and is required to be paid prior to approval of a Building Permit.
4. Drainage infrastructure, access driveways, and parking areas are considered critical improvements and must be constructed prior to issuance of any TCO or CO.
5. A sidewalk easement for the future sidewalk along Burgess Creek Road shall be dedicated with the first Final Plat.
6. Sight distance easements for the driveways shall be dedicated with the first Final Plat.
7. Public easements for the safety shoulder, the public drainage from Burgess Creek Road along the east lot line shall be dedicated with the first Final Plat.
8. Public access turn-around shall be dedicated with the first Final Plat.

# ZONE DISTRICT REQUIREMENTS

PROJECT SUMMARY TABLE		(ZONE DISTRICT: G-2)	
GROSS FLOOR AREA(a)(b)	30,168 SF		
NET FLOOR AREA(a)	21,522 SF		
UNIT SIZE (GROSS)	5,833 SF - 6,097 SF(c)		
NUMBER OF UNITS	5		
ZONING (EXISTING & PROPOSED)	G-2 (EXISTING / NO CHANGE PROPOSED)		
FRONTAGE	+/- 18'-0"		
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RESIDENTIAL	30,168 SF(d)	5
ACCESSORY USE	N/A	-	-
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (Y/N)
LOT AREA	NO MIN.	36,864.2 SQ. FT (+/- 0.84 ACRES)	-
LOT COVERAGE	65% MAX.	22.4%	-
FLOOR AREA RATIO	NO MAX.	0.80	-
BUILDING HEIGHT	105' MAX.	+/- 82'	-
FRONTAGE AREA HEIGHT	N/A	-	-
FRONT SETBACK	VARIABLE	12'-0"	-
SIDE SETBACK	VARIABLE	5'-0"	-
UPPER STORY SETBACK	N/A	-	-
REAR SETBACK	VARIABLE	35'-0"	-
SECOND STORY INTENSITY	N/A	-	-
PARKING	1 SPACE/UNIT(e)	19(f)	-
SNOW STORAGE	1 SF / 2 SF PAVED AREA	(g)	-

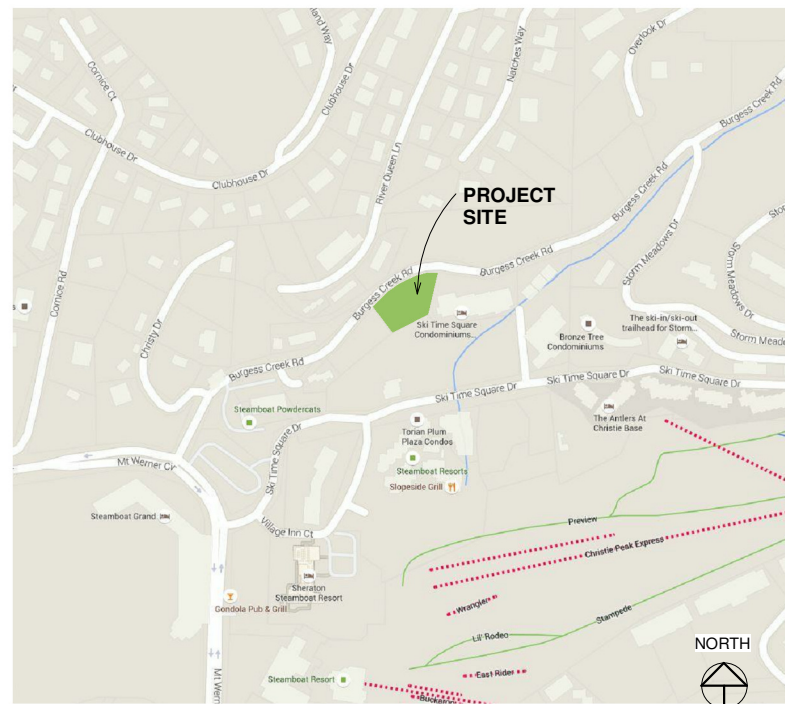
ZONING / PROJECT SUMMARY NOTES:  
 a. AREAS ARE BASED ON SBS CDC FLOOR AREA DEFINITIONS.  
 b. BASED ON SBS CDC FLOOR AREA DEFINITIONS, AREA SHOWN DOES NOT INCLUDE THE INDIVIDUAL UNIT DECKS / PATIOS AND THE EXTERIOR STAIRS BETWEEN UNITS 2, 3 & 4.  
 c. SEE SHEET F-10.1 FOR FLOOR AREA TABLES.  
 d. AREA SHOWN IS THE GROSS FLOOR AREA INCLUDING GARAGE.  
 e. SBS CDC SEC. 26-139(e)(6)(d)  
 f. PARKING PROVIDED: 12 UNIT SPECIFIC GARAGE SPACES & 7 SURFACE PARKING (INCLUDING 1 ACCESSIBLE VAN SPACE)  
 g. SNOW STORAGE: AN EXISTING 10' SNOW STORAGE EASEMENT PROVIDES FOR BURGESS CREEK ROAD. ALL PAVED / HARDSCAPE AREAS WITHIN THE SITE WILL UTILIZE A SNOWMELT SYSTEM WHICH IS ENCOURAGED PER THE SBS CDC SEC. 26-144(d)(2).

## PROJECT DATA

OCCUPANCY CLASSIFICATION : CONSTRUCTION TYPE:  
 R-2 RESIDENTIAL TYPE III B  
 (R-1 OCCUPANCY FOR ACCESSIBILITY) NFPA 13 FIRE SPRINKLER SYSTEM  
 U OCCUPANCY PRIVATE GARAGES

ZONING DISTRICT: G-2 PROJECT PHASING: ONE PHASE

## VICINITY MAP



## APPROVALS

PLANNING SUBMITTAL DATE:  
 PLANNING COMMISSION: APPROVAL: FEB. 9, 2017  
 CITY COUNCIL: APPROVAL: FEB. 28, 2017  
 FINAL DEVELOPMENT PLAN  
 PLANNING COMMISSION: -  
 HEARING DATE: -  
 CITY COUNCIL: -  
 HEARING DATE: -

## FINAL DEVELOPMENT PLAN SET FOR: Attachment 4

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

ALSO KNOWN AS:

# THE CRAWFORD AT BURGESS



## SIGNATURE BLOCK

PROPERTY OWNER/APPLICANT:  
 The Overlook at Steamboat LLC  
 Steve G. Harren  
 6836 Bee Caves Road #200  
 Austin, TX, 78746  
 SIGNATURE: \_\_\_\_\_

PLANS PREPARED BY:  
 ERIC SMITH ASSOCIATES  
 1919 7TH STREET  
 BOULDER, COLORADO  
 80302  
 SIGNATURE: \_\_\_\_\_

DIRECTOR OF PLANNING SERVICES:  
 DIRECTORS NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

## PROJECT TEAM

OWNER:  
 The Overlook at Steamboat LLC  
 Steve G. Harren  
 6836 Bee Caves Road #200  
 Austin, TX, 78746  
 E-mail: steveharren@aol.com

ARCHITECT:  
 Eric Smith Associates, P.C.  
 1919 7th Street  
 Boulder, CO., 80302  
 Phone: 303-442-5458  
 Fax: 303-442-4745  
 Project Architect: Tom Jarmon  
 EMAIL: tom@esapc.com

CIVIL:  
 Landmark Consultants, Inc.  
 141 9th Street  
 P.O. Box 774943 (80477)  
 Steamboat Springs, CO 80477  
 Erik Griepentrog, P.E.  
 PHONE: 970-871-9494 EXT. 2  
 CELL: 970-846-2592  
 EMAIL: erikg@landmark-co.com

SOILS:  
 NWCC, Inc.  
 P.O. Box 775226 (80477)  
 2580 Copper Ridge Drive  
 Steamboat Springs, CO. 80487  
 Brian D. Len, P.E.  
 Phone: 970-879-7888  
 Fax: 970-879-7891  
 EMAIL: blen@nwccusa.com

## SHEET INDEX

F-1	DEVELOPMENT PLAN COVER SHEET
F-2.1	ARCHITECTURAL SITE PLAN
F-3.1	BUILDING EXTERIOR ELEVATIONS
F-3.2	BUILDING EXTERIOR ELEVATIONS
F-4.1	FDP LANDSCAPE PLAN / OPEN SPACE
F-4.2	LANDSCAPE / AREA PLANS
F-6	EXISTING CONDITIONS & DEMOLITION EXHIBIT
F-7	WATER & SEWER PLAN
F-8	GRADING & DRAINAGE PLAN
F-9.1	SHADOW PLAN DEC 21 & MARCH 21ST
F-10.1	LOWER LEVEL PLAN
F-10.2	FIRST LEVEL PLAN
F-10.3	SECOND LEVEL PLAN
F-10.4	THIRD LEVEL PLAN
F-10.5	FOURTH LEVEL PLAN
F-10.6	ROOF PLAN
F-11	SITE SECTION
F-17	LIGHTING PLAN
F-18.1	3D BUILDING VIEWS
F-18.2	3D BUILDING VIEWS
F-18.3	PANORAMIC VIEW

CSP- CIVIL SITE PLAN  
 EZ-1 PROPOSED EASEMENT EXHIBIT



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### REVISIONS

No.	Description	Date
1	TAC COMMENTS	2018 JAN 25
2	TAC COMMENTS	2018 MAR 29

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

Project Phase	
FINAL DEVELOPMENT PLAN	
Sheet Title	
DEVELOPMENT PLAN COVER SHEET	
Sheet Number	
F-1	2.13

# THE CRAWFORD at BURGESS CREEK

FDP-17-07 (PIN 936233009)

# BURGESS CREEK ROAD

**BICYCLE PARKING**  
 BICYCLE PARKING REQUIRED:  
 1 RACK PER 10 REQUIRED PARKING SPACES.  
 PARKING SPACES REQUIRED:  
 5 (1 PER UNIT)  
 BICYCLE PARKING PROVIDED:  
 1 RACK (5 BICYCLE PARKING SPACES)

**3-Loop Wave Style Bike Rack - 5 Bike Capacity, Black**

Upgrade style rack for downtown shopping and business districts.

- 15-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAP.	WT. (LBS.)	PRICE EACH	ADD TO CART
H-2543BL	3-Loop	43 x 2 1/2 x 30"	5	55	\$340	\$340

Additional Info: Part/Accessories, Email Page, Add to Favorites, Request a Catalog

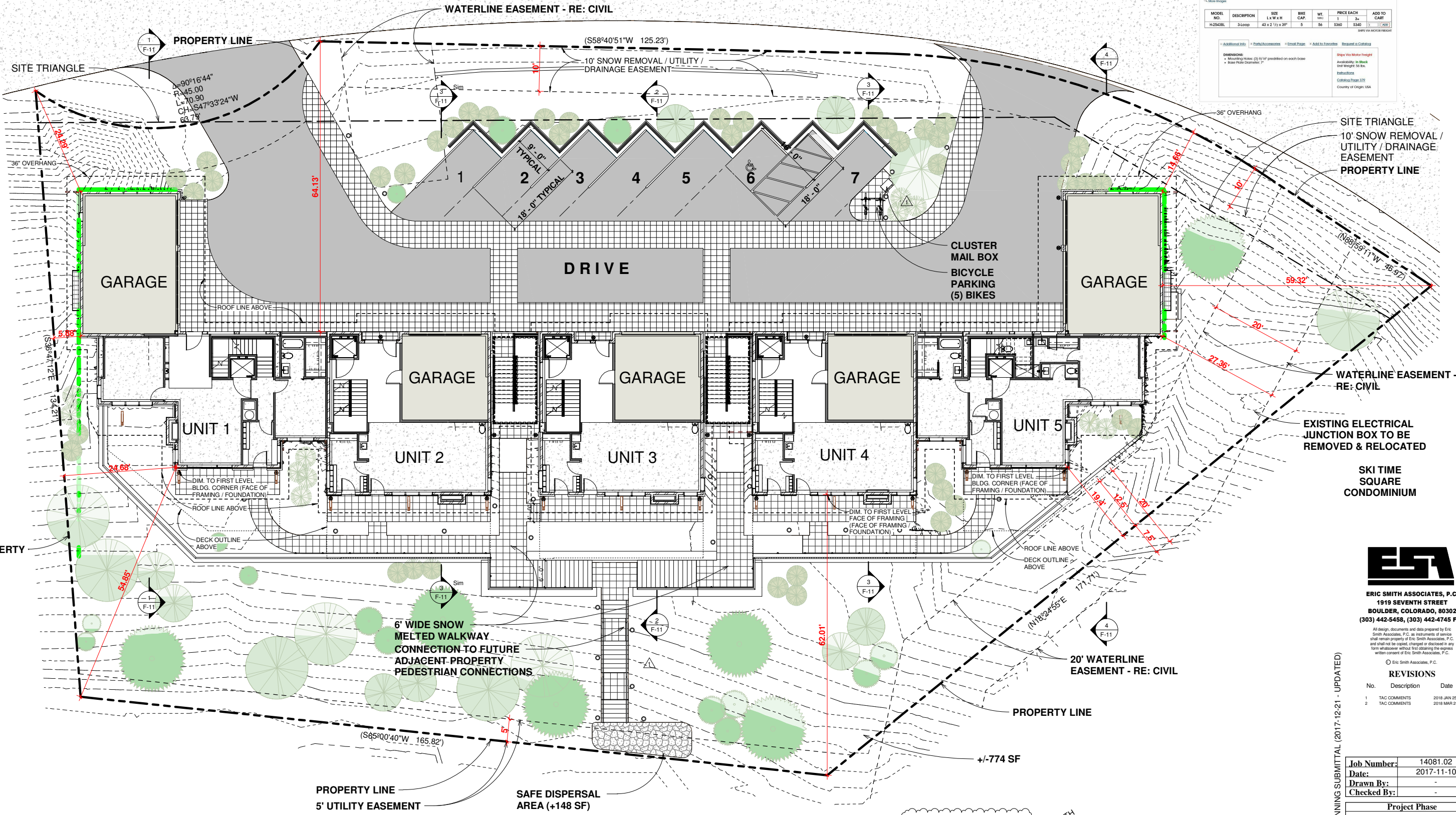
Dimensions: Mounting holes (3) 1/2" predrilled on each base. Base hole diameter: 2"

Ship Via Motor Freight

Availability in Stock: Not Weight: 55 lbs.

Manufacturer: Columbia Steel

Country of Origin: USA



(ZONE DISTRICT: G-2)  
 LOT AREA: 36,864.2 SQ. FT  
 (+/- 0.84 ACRES)

**LOT COVERAGE**  
 LOT AREA: 36,864.2 SF  
 BUILDING AREA: 8,267.9 SF  
**LOT COVERAGE:**  
 8,267.9 SF / 36,864.2 SF = 22.4%

## THE CRAWFORD at BURGESS CREEK

**SITE PLAN**  
 1" = 10'-0"

0 5' 10' 20' 40'  
 SCALE: 1" = 10'-0"

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

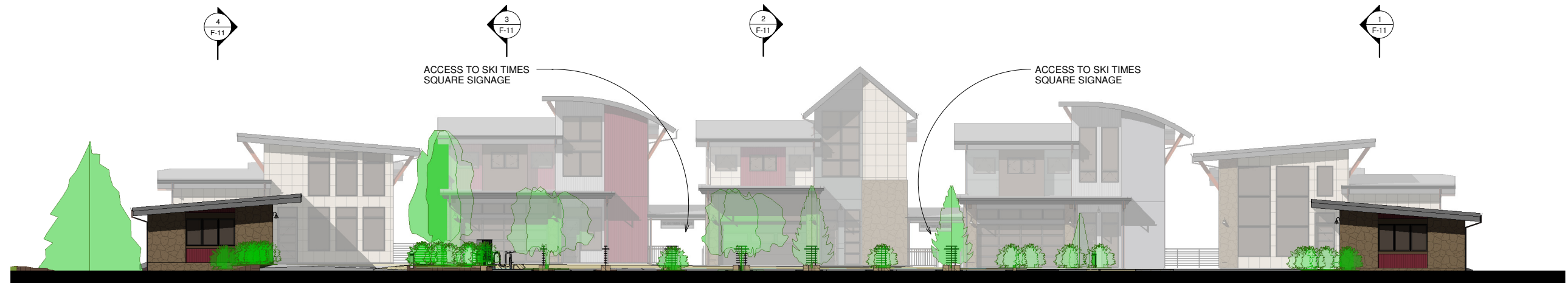
**REVISIONS**

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2	TAC COMMENTS	2018 MAR 29

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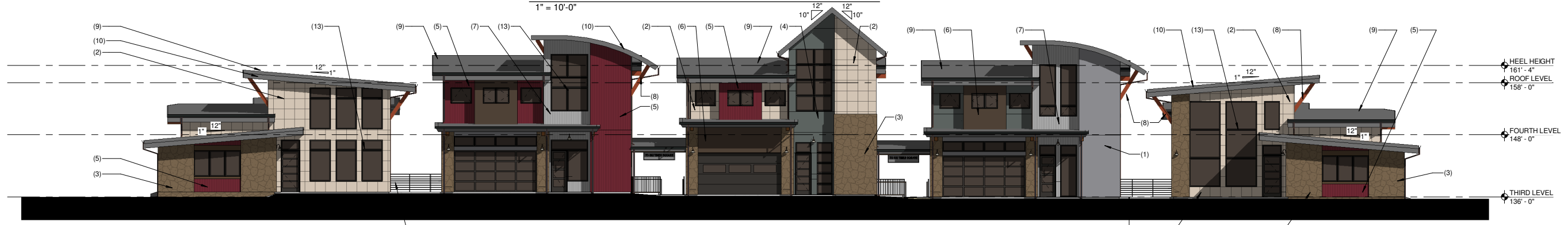
Project Phase	FINAL DEVELOPMENT PLAN
Sheet Title	ARCHITECTURAL SITE PLAN
Sheet Number	F-2.1 <sup>2.14</sup>

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**NORTH ELEVATION - W/ TREES**

1" = 10'-0"

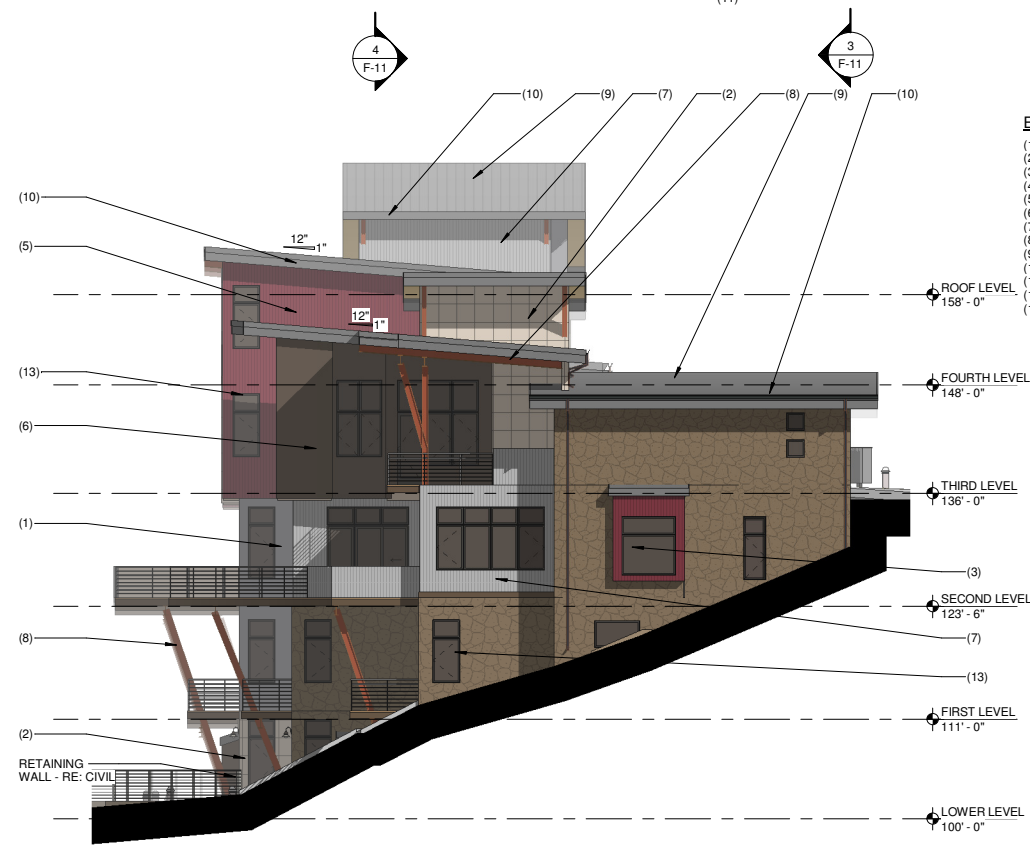


**NORTH ELEVATION**

1" = 10'-0"

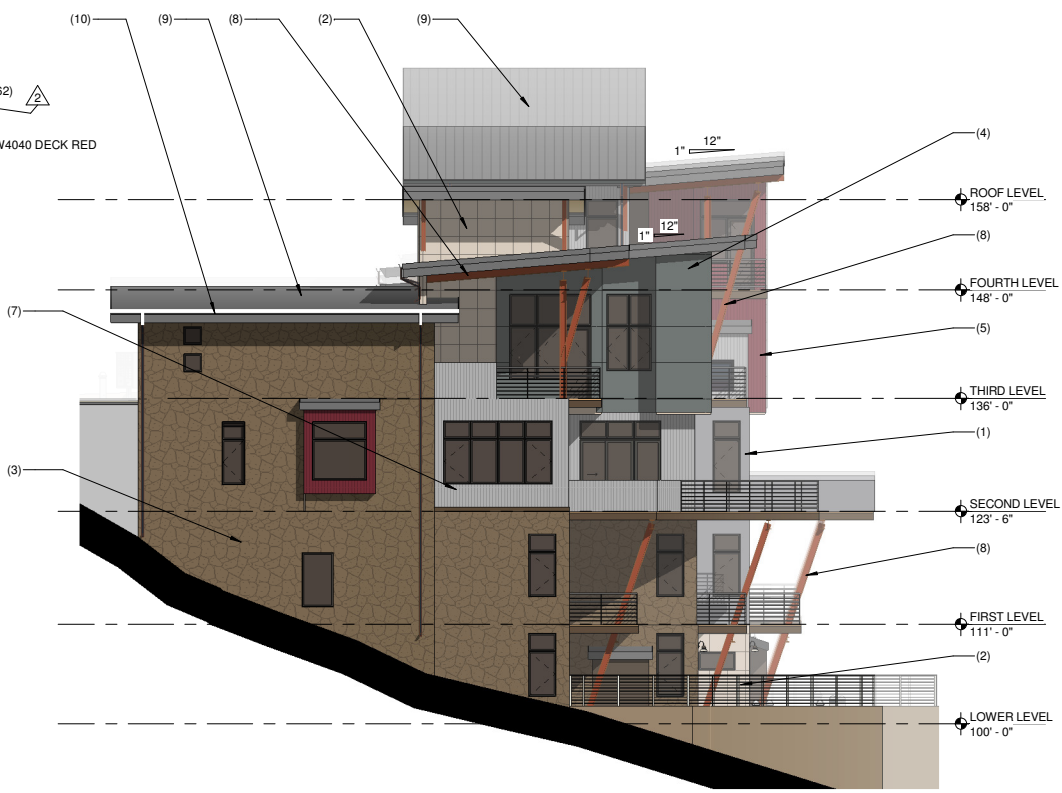
**EXTERIOR MATERIALS:**

- (1): STUCCO FINISH FLUSH FINISH - STO STUCCO 35233T
- (2): STUCCO FINISH FLUSH FINISH / RECESSED GRID FINISH - STO STUCCO 31435T
- (3): STONE VENEER GALLEGOS #25W COLORADO BUFF STAINED STRIP
- (4): METAL PANELS - ATAS INTERNATIONAL, INC. REVEALED GRID PANELS CHARCOAL GREY (62)
- (5): METAL PANELS - ATAS INTERNATIONAL, INC. VERTICAL CORRUGATED REDWOOD (07)
- (6): METAL PANELS - ATAS INTERNATIONAL, INC. SEMI-FLUSH PANELS CLASSIC BRONZE (01)
- (7): METAL PANELS - ATAS INTERNATIONAL, INC. VERTICAL CORRUGATED DOVE GREY (13)
- (8): STRUCTURAL STEEL COLUMNS AND BEAMS - SHERWIN WILLIAMS PROTECTIVE COLOR SW4040 DECK RED
- (9): STANDING METAL SEAM ROOF - ATAS INTERNATIONAL, INC. CHARCOAL GREY (62)
- (10): STANDING METAL SEAM FASCIA - ATAS INTERNATIONAL, INC. SLATE GREY (20)
- (11): RAILING - POWDER COAT MATTE BLACK
- (12): EPDM ROOF - FLAT BLACK
- (13): WINDOWS - EXTERIOR CLAD - NIGHT HAWK GRAY



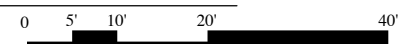
**EAST ELEVATION**

1" = 10'-0"



**WEST ELEVATION**

1" = 10'-0"



SCALE: 1" = 10'-0"

FDP-17-07 (PIN 936233009)



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**REVISIONS**

No.	Description	Date
2	TAC COMMENTS	2018 MAR 29

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

Project Phase	FINAL DEVELOPMENT PLAN
Sheet Title	BUILDING EXTERIOR ELEVATIONS
Sheet Number	F-3.1 <sup>2.15</sup>



**SOUTH ELEVATION**

1" = 10'-0"  
 0 5' 10' 20' 40'  
 SCALE: 1" = 10'-0"

**EXTERIOR MATERIALS:**

- (1): STUCCO FINISH FLUSH FINISH - STO STUCCO 35233T
- (2): STUCCO FINISH FLUSH FINISH / RECESSED GRID FINISH - STO STUCCO 31435T
- (3): STONE VENEER GALLEGOS #25W COLORADO BUFF STAINED STRIP
- (4): METAL PANELS - ATAS INTERNATIONAL, INC. REVEALED GRID PANELS CHARCOAL GREY (62)
- (5): METAL PANELS - ATAS INTERNATIONAL, INC. VERTICAL CORRUGATED REDWOOD (07)
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- (12): EPDM ROOF - FLAT BLACK
- (13): WINDOWS - EXTERIOR CLAD - NIGHT HAWK GRAY



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**REVISIONS**

No.	Description	Date
2	TAC COMMENTS	2018 MAR 29

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

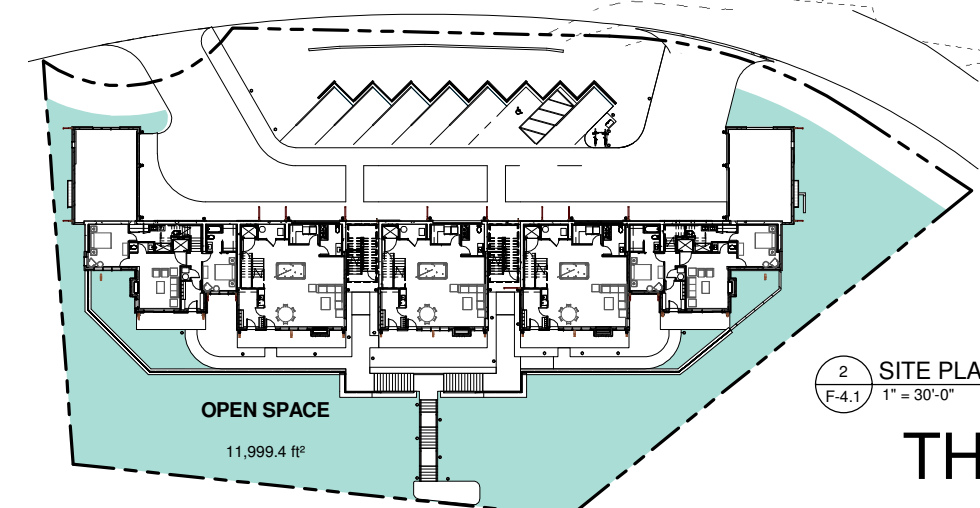
Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

Project Phase	FINAL DEVELOPMENT PLAN
Sheet Title	BUILDING EXTERIOR ELEVATIONS
Sheet Number	F-3.2 <sup>2.16</sup>

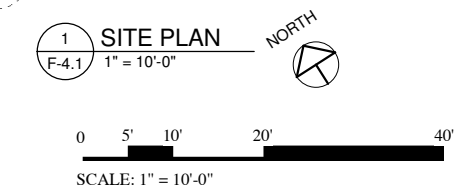
**THE CRAWFORD at BURGESS CREEK**

FDP-17-07 (PIN 936233009)

BURGESS C R E E K ROAD



**OPEN SPACE**  
 LOT AREA: 36,864.2 SF  
 OPEN SPACE REQUIRED: 15%  
 36,864.2 SF X 15% = 5,529.63 SF  
 OPEN SPACE PROVIDED: 11,999 SF  
 11,999 SF / 36,864.2 SF = 32.5%



2 SITE PLAN (OPEN SPACE)  
 F-4.1 1" = 30'-0"

THE CRAWFORD at BURGESS CREEK

FDP-17-07 (PIN 936233009)

**ESA**  
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REVISIONS

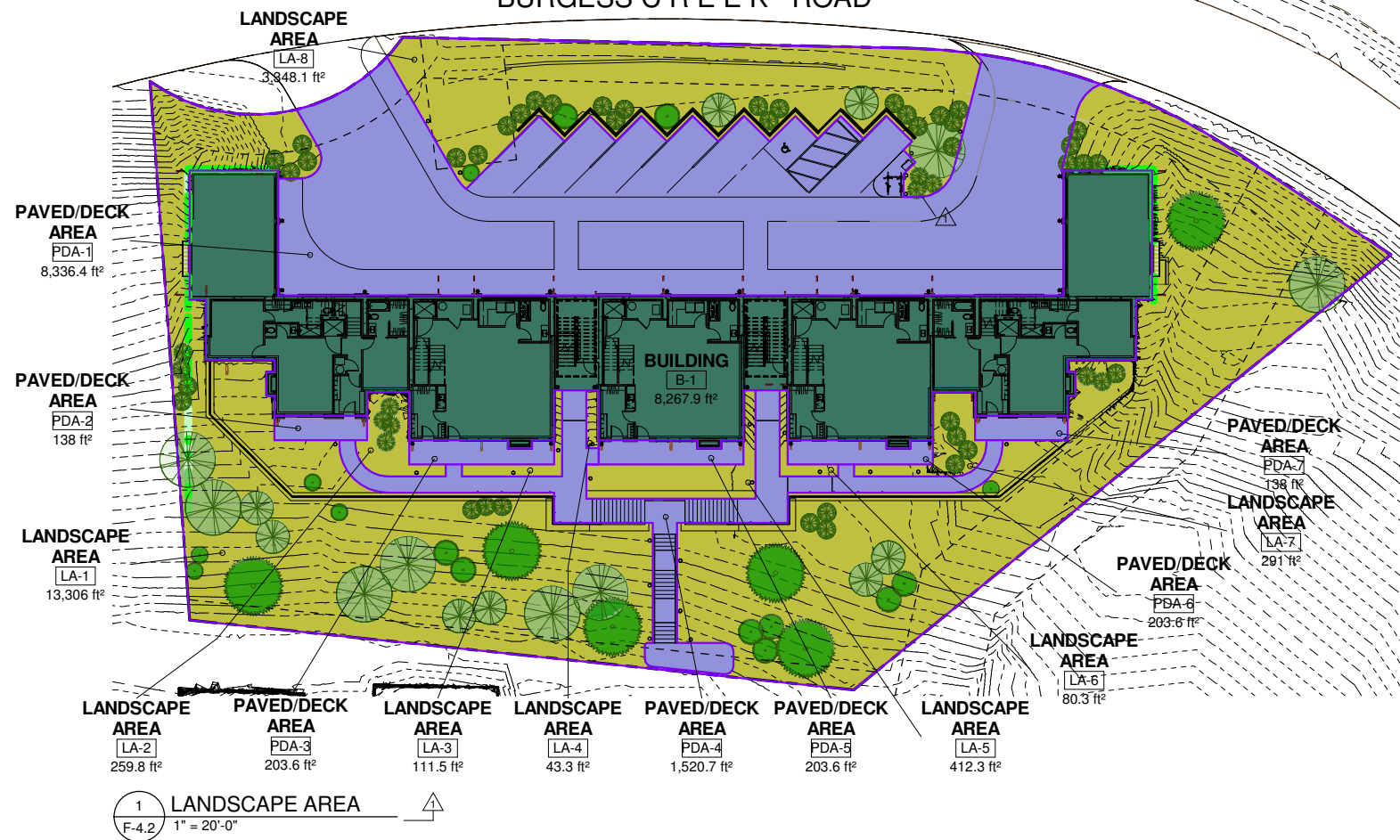
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DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

Project Phase	FINAL DEVELOPMENT PLAN
Sheet Title	FDP LANDSCAPE PLAN / OPEN SPACE
Sheet Number	F-4.1 <sup>2.17</sup>

BURGESS C R E E K R O A D



Landscape Area Schedule (Lot Coverage)		
AREA NAME	Number	Area
BUILDING	B-1	8,267.9 ft <sup>2</sup>
1		8,267.9 ft <sup>2</sup>
LANDSCAPE AREA	LA-1	13,306.0 ft <sup>2</sup>
LANDSCAPE AREA	LA-2	259.8 ft <sup>2</sup>
LANDSCAPE AREA	LA-3	111.5 ft <sup>2</sup>
LANDSCAPE AREA	LA-4	43.3 ft <sup>2</sup>
LANDSCAPE AREA	LA-5	412.3 ft <sup>2</sup>
LANDSCAPE AREA	LA-6	80.3 ft <sup>2</sup>
LANDSCAPE AREA	LA-7	291.0 ft <sup>2</sup>
LANDSCAPE AREA	LA-8	3,348.1 ft <sup>2</sup>
8		17,852.2 ft <sup>2</sup>
PAVED/DECK AREA	PDA-1	8,336.4 ft <sup>2</sup>
PAVED/DECK AREA	PDA-2	138.0 ft <sup>2</sup>
PAVED/DECK AREA	PDA-3	203.6 ft <sup>2</sup>
PAVED/DECK AREA	PDA-4	1,520.7 ft <sup>2</sup>
PAVED/DECK AREA	PDA-5	203.6 ft <sup>2</sup>
PAVED/DECK AREA	PDA-6	203.6 ft <sup>2</sup>
PAVED/DECK AREA	PDA-7	138.0 ft <sup>2</sup>
7		10,744.1 ft <sup>2</sup>
Grand total: 16		36,864.2 ft <sup>2</sup>

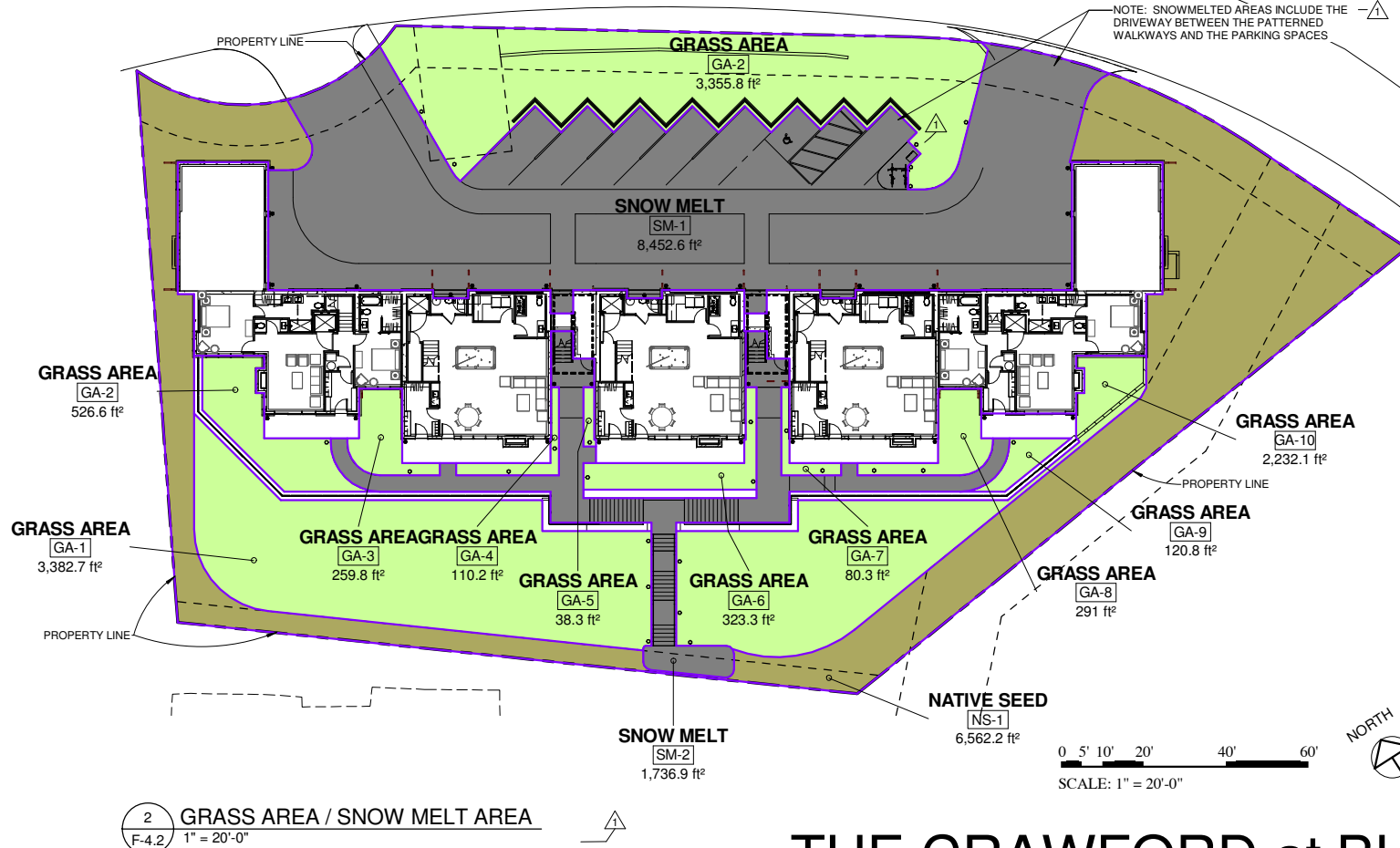
TREE CATEGORY	SYMBOL
EVERGREENS 6-7 FEET TALL	E1
EVERGREENS 8-9 FEET TALL	E2
EVERGREENS 10 FEET AND ABOVE	E3
LARGE DECIDUOUS 2-1/2" CALIPER	D1
ORNAMENTAL 2" CALIPER	D2
SHRUBS 5-GALLON	S1

**LOT COVERAGE**  
 LOT AREA: 36,864.2 SF  
 BUILDING AREA: 8,267.9 SF  
**LOT COVERAGE:**  
 8,267.9 SF / 36,864.2 SF = 22.4%

**TREE CALCULATIONS**  
 LANDSCAPE AREA:  
 REQUIRED - 1 TREE / 500 SF  
 17,852 SF / 500 SF = 35.7 = 36 TREES  
 PROVIDED - 37 TREES + 52 SHRUBS (89 TOTAL)

LANDSCAPE AREA - CATEGORY	REQ'D % MIN.	REQ'D NO. OF TREES	PROVIDED NO. OF TREES
EVERGREENS 6-7 FEET TALL (E1)	10% MIN.	4	6
EVERGREENS 8-9 FEET TALL (E2)	15% MIN.	6	9
EVERGREENS 10 FEET AND ABOVE (E3)	10% MIN.	4	6
LARGE DECIDUOUS 2-1/2" CALIPER (D1)	20% MIN.	8	8
ORNAMENTAL 1-1/2" CALIPER (D2)	15% MIN.	6	8
SHRUBS 5-GALLON (S1)	15% MIN.	6	52

BURGESS C R E E K R O A D



Grass/Snow melt Area Schedule			
AREA NAME	Number	Area	Comments
GRASS AREA	GA-1	3,382.7 ft <sup>2</sup>	
GRASS AREA	GA-2	3,355.8 ft <sup>2</sup>	
GRASS AREA	GA-2	526.6 ft <sup>2</sup>	
GRASS AREA	GA-3	259.8 ft <sup>2</sup>	
GRASS AREA	GA-4	110.2 ft <sup>2</sup>	
GRASS AREA	GA-5	38.3 ft <sup>2</sup>	
GRASS AREA	GA-6	323.3 ft <sup>2</sup>	
GRASS AREA	GA-7	80.3 ft <sup>2</sup>	
GRASS AREA	GA-8	291.0 ft <sup>2</sup>	
GRASS AREA	GA-9	120.8 ft <sup>2</sup>	
GRASS AREA	GA-10	2,232.1 ft <sup>2</sup>	
11		10,721.0 ft <sup>2</sup>	
NATIVE SEED	NS-1	6,562.2 ft <sup>2</sup>	
1		6,562.2 ft <sup>2</sup>	
SNOW MELT	SM-1	8,452.6 ft <sup>2</sup>	DRIVE, ENTRY & PARKING
SNOW MELT	SM-2	1,736.9 ft <sup>2</sup>	WALKWAY
2		10,189.5 ft <sup>2</sup>	

**GRASS AREA**  
 LANDSCAPE AREA:  
 AREA : 17,852 SF  
 REQUIRED - 17,852 SF X 60% = 10,711 SF  
 PROVIDED - 10,721 SF (>60%)

**SNOWMELT COVERAGE**  
 ALL PAVED DRIVEWAYS, WALKWAYS, PARKING SPACES AND EXTERIOR SLAB-ON-GRADE PATIOS ARE SNOWMELTED AND DO NOT REQUIRE ANY ADDITIONAL SNOW STORAGE AREAS

**IRRIGATED AREA**  
 IRRIGATED AREA: 10,721 SF



ERIC SMITH ASSOCIATES, P.C.  
 1919 SEVENTH STREET  
 BOULDER, COLORADO, 80302  
 (303) 442-5458, (303) 442-4745 FAX

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**REVISIONS**

No.	Description	Date
1	TAC COMMENTS	2018 JAN 25
2	TAC COMMENTS	2018 MAR 29

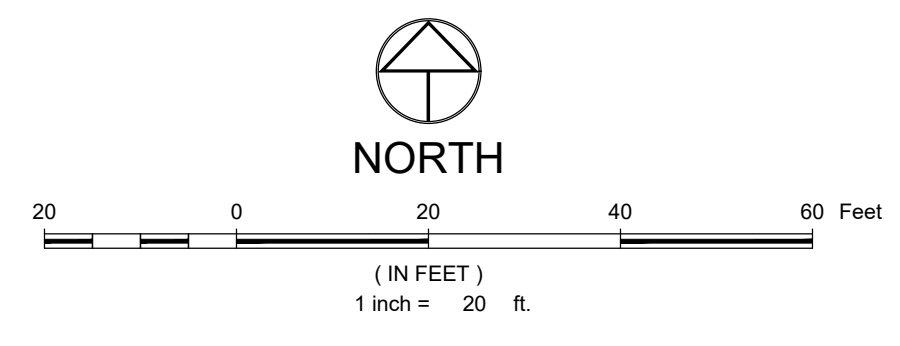
DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

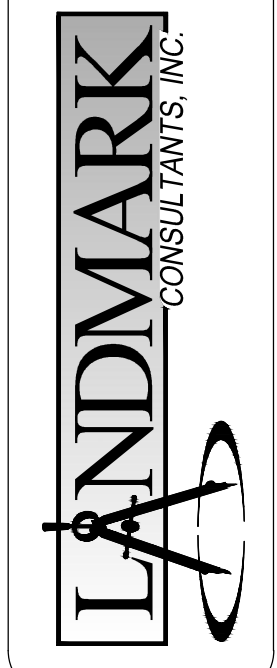
Project Phase	
FINAL DEVELOPMENT PLAN	
Sheet Title	
LANDSCAPE / AREA PLANS	
Sheet Number	
F-4.2 <sup>2.18</sup>	

THE CRAWFORD at BURGESS CREEK

FDP-17-07 (PIN 936233009)



CIVIL ENGINEERS | SURVEYORS  
 141 9th Street -- P.O. Box 74843  
 Steamboat Springs, Colorado 80477  
 (970) 871-9494  
 www.LANDMARK-CO.com



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PLANNING REVIEW SET  
 NOT FOR CONSTRUCTION  
 3/30/18

PROJECT:	2313-001
DATE:	3-30-18
DRAWN BY:	MG
CHECKED BY:	EJG

The Crawford at Burgess Creek  
 Existing Conditions &  
 Demolition Plan

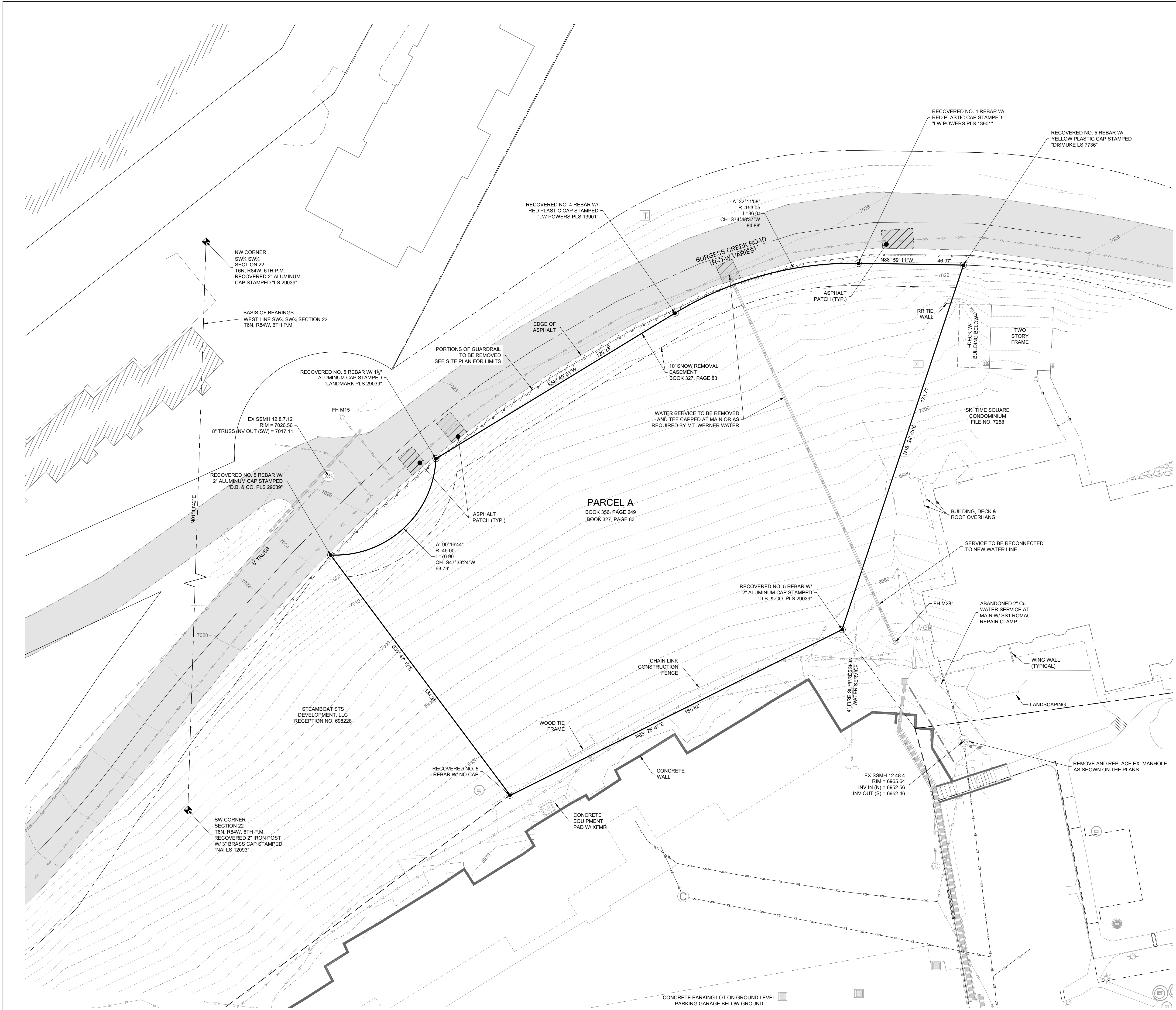
SHEET  
**FDP-6**

**LEGEND:**

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
SECTION LINE	
CENTERLINE	
FOUND MONUMENT	
FOUND SECTION CORNER	
BUILDING	
ROOF LINE/OVERHANG	
DECK	
WALL	
FENCE	
MAJOR CONTOUR	
MINOR CONTOUR	
ASPHALT	
CONCRETE	
GRAVEL	
SIGN	
SANITARY SEWER	
SANITARY SEWER MANHOLE AND CLEANOUT	
WATER LINE	
FIRE HYDRANT, GATE VALVE & CURB STOP	
GAS	
GAS METER AND MANHOLE/VAULT	
CABLE	
CABLE PEDESTAL	
FIBER OPTIC	
TELEPHONE	
TELEPHONE PEDESTAL AND MANHOLE/VAULT	
ELECTRIC	
ELECTRIC PED. JUNCTION BOX AND METER	
LIGHT POLE AND LIGHT POLE W/ MAST	
PROPOSED DITCH / SWALE	
UTILITY POLE AND GUY WIRE	
DITCH/SWALE	
CULVERT W/ END SECTIONS & RIP RAP	
INLET AND STORM MANHOLE	
FLOW ARROW	
CONIFEROUS AND DECIDUOUS TREE	

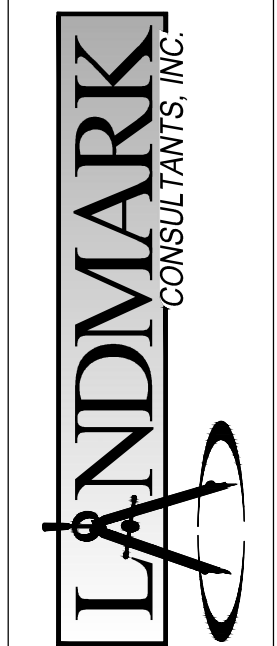
**NOTES:**

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
  - CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
  - ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
  - CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
  - LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
  - ASPHALT PATCHING MUST COMPLY WITH THE CITY OF STEAMBOAT SPRINGS STREET CONSTRUCTION SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE REQUIREMENT FOR PATCHING MATERIAL TO MATCH FLUSH AND BE CONSISTENT IN GRADE WITH THE EXISTING AND ADJACENT PAVEMENT SURFACE THROUGHOUT THE PATCH. PATCHING MATERIAL SHALL HAVE A THICKNESS A MINIMUM OF ONE INCH (1") GREATER THAN EXISTING PAVEMENT AND SHALL NOT BE LESS THAN FOUR INCHES (4") THICK.
  - ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
  - EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
  - BASIS OF BEARINGS: THE WEST LINE SW 1/4 SW SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR N01°49'42"E.
  - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
  - THIS SITE CONTAINS A CALCULATED AREA OF 0.85 ACRES.
  - NO PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS, AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.B.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C08830, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
  - THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- PROPERTY DESCRIPTION:**
- PARCEL A, BOOK 356, PAGE 249 & BOOK 327, PAGE 83.



DRAWING FILE NAME: P:\2313001\Drawings\2313001-FDP-0601.dwg, USER: JMG, DATE: MAR 29, 2018, 11:46:04 AM, PLOT DATE: MAR 29, 2018, 11:46:04 AM, PLOT BY: JMG



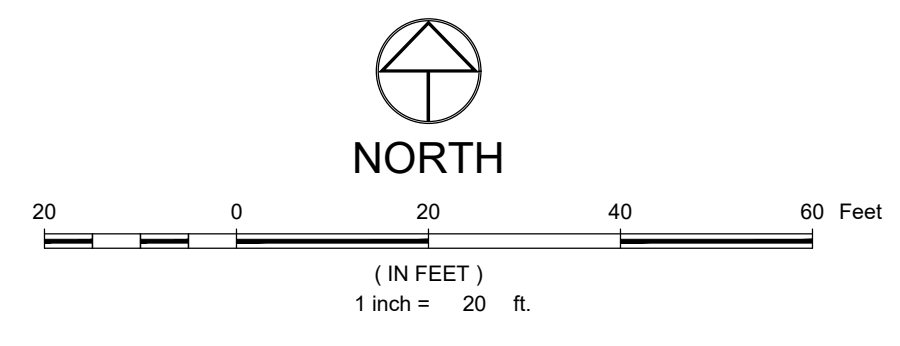


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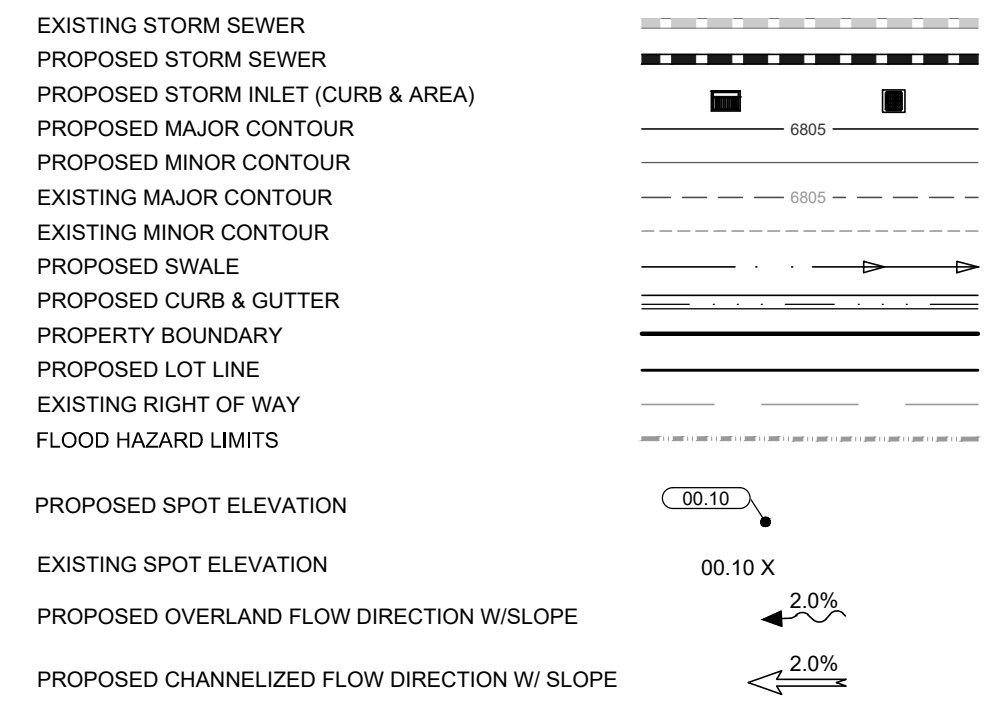
NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2313-001
DATE:	3-30-18
DRAWN BY:	MG
CHECKED BY:	EJG

The Crawford at Burgess Creek  
 Grading & Drainage Plan

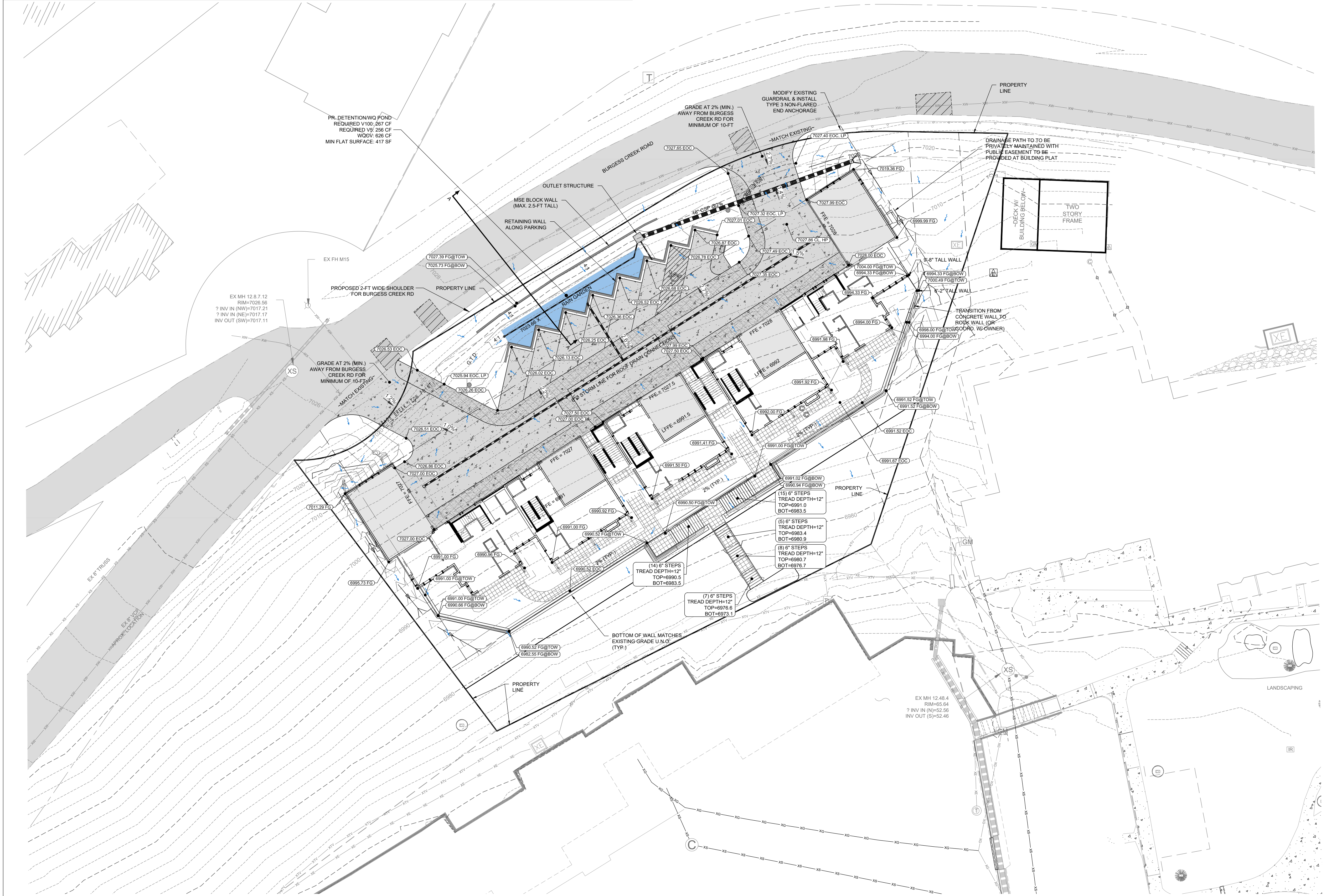
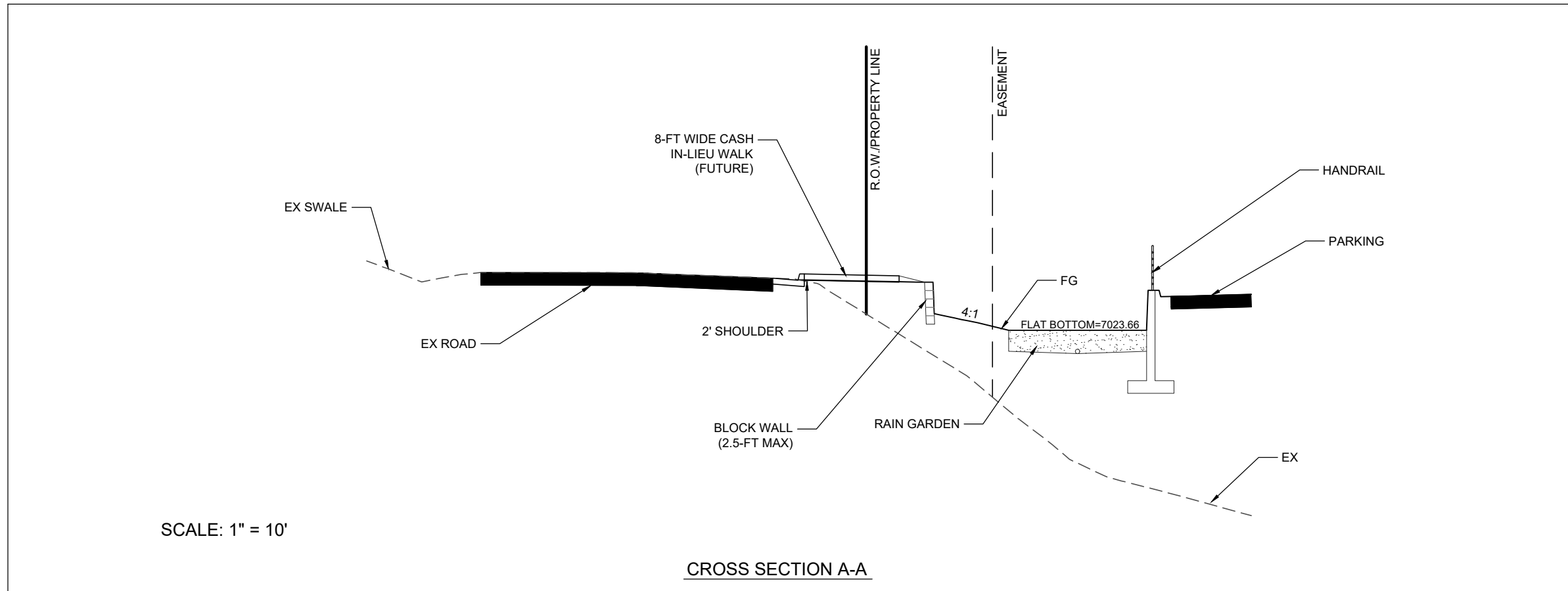
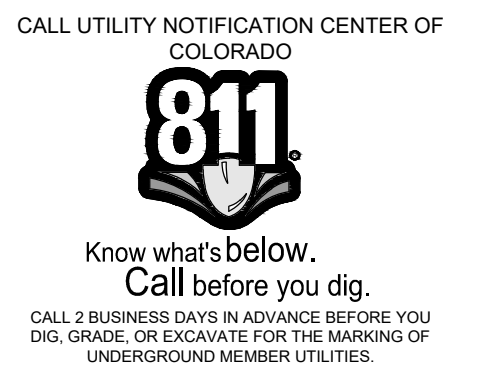


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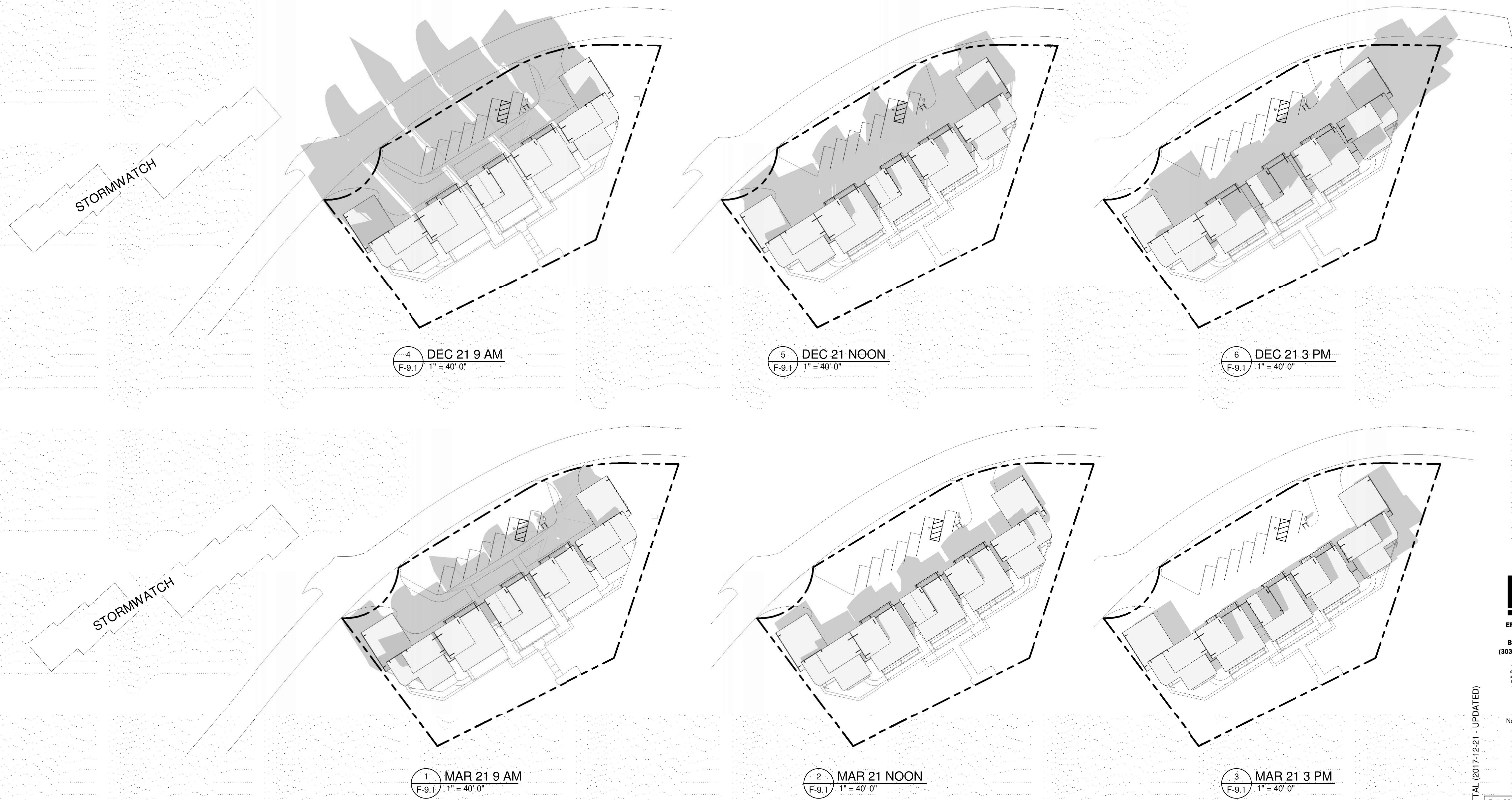


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- ALL PROJECT DATA IS ON VERTICAL DATUM, NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
- ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
- PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND INLET STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
- ALL STORM MANHOLES LOCATED IN SIDEWALKS AND TRAILS SHALL HAVE PEDESTRIAN RATED LIDS.
- SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
- SEE DETAILS FOR ADDITIONAL INFORMATION REGARDING CURBS, WALKS, AND PAVEMENT SECTIONS.
- EXPANSION JOINTS SHALL BE PROVIDED IN ALL SIDEWALKS/TRAILS AT MAXIMUM SPACING OF 50 FEET.
- PAVEMENT MARKINGS SHALL BE PER CITY STANDARDS AND PROJECT SPECIFICATIONS.
- ALL PARKING STALLS SHALL BE 18 FEET IN DEPTH.
- ALL DRIVE SURFACES WITHIN FIRE LANES SHALL BE DESIGNED TO ACCOMMODATE FREQUENT HEAVY TRUCK TRAFFIC LOADINGS.
- ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.



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# THE CRAWFORD at BURGESS CREEK

FDP-17-07 (PIN 936233009)



**ERIC SMITH ASSOCIATES, P.C.**  
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 BOULDER, COLORADO, 80302  
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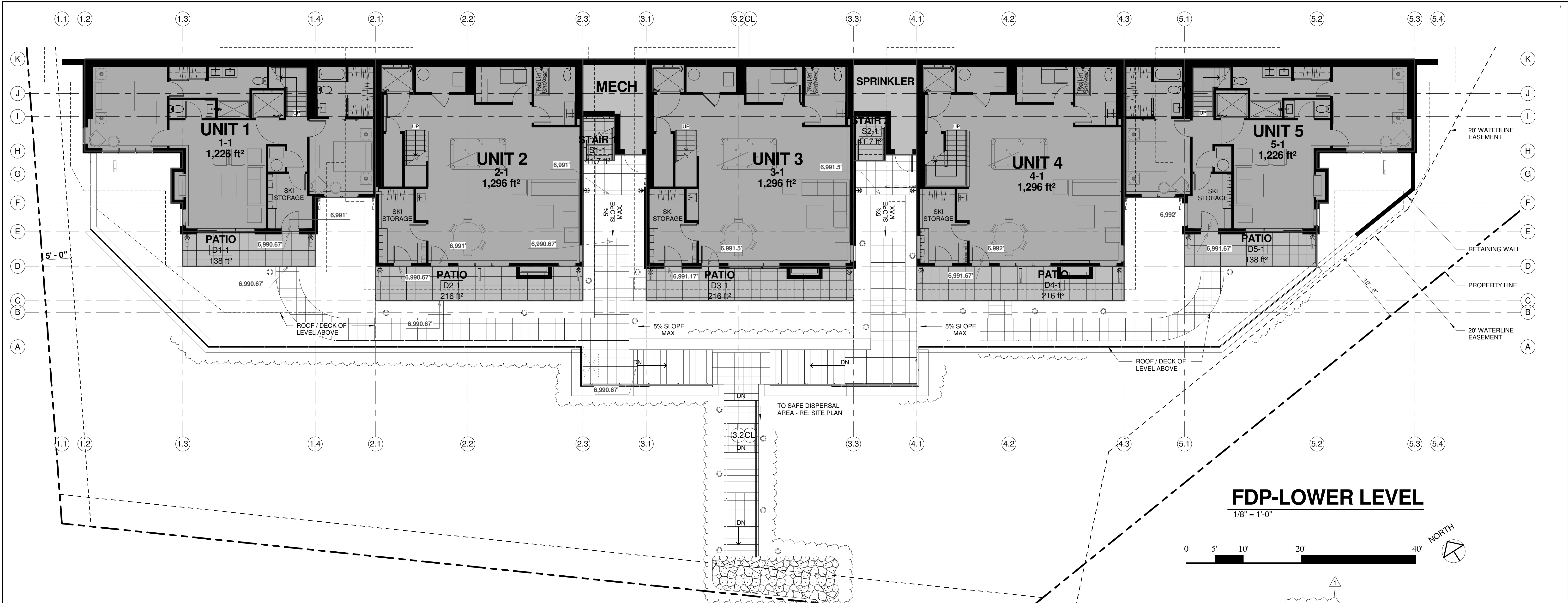
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REVISIONS		
No.	Description	Date

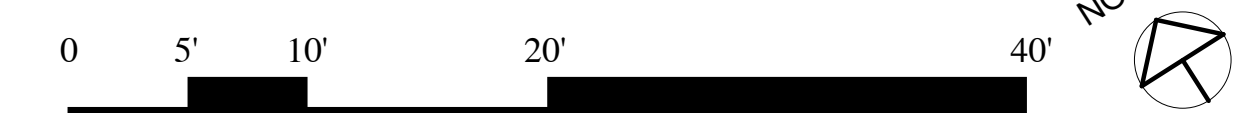
DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

Project Phase	
FINAL DEVELOPMENT PLAN	
Sheet Title	
SHADOW PLAN DEC 21 & MARCH 21ST	
Sheet Number	
<b>F-9.1</b>	



**FDP-LOWER LEVEL**  
1/8" = 1'-0"



Area Schedule (AREA PLANS)						
Name	NO	Level	Area	Comments	Area Type	
GARAGE	G-1	THIRD LEVEL	701 ft²	1	Store Area	
UNIT 1	1-1	LOWER LEVEL	1,226 ft²	1	Floor Area	
UNIT 1	1-2	FIRST LEVEL	1,384 ft²	1	Floor Area	
UNIT 1	1-3	SECOND LEVEL	1,660 ft²	1	Floor Area	
UNIT 1	1-4	THIRD LEVEL	862 ft²	1	Floor Area	
			5,833 ft²			
GARAGE	G-2	THIRD LEVEL	391 ft²	2	Store Area	
UNIT 2	2-1	LOWER LEVEL	1,296 ft²	2	Floor Area	
UNIT 2	2-2	FIRST LEVEL	1,296 ft²	2	Floor Area	
UNIT 2	2-3	SECOND LEVEL	1,308 ft²	2	Floor Area	
UNIT 2	2-4	THIRD LEVEL	773 ft²	2	Floor Area	
UNIT 2	2-5	FOURTH LEVEL	1,016 ft²	2	Floor Area	
			6,079 ft²			
GARAGE	G-3	THIRD LEVEL	391 ft²	3	Store Area	
UNIT 3	3-1	LOWER LEVEL	1,296 ft²	3	Floor Area	
UNIT 3	3-2	FIRST LEVEL	1,296 ft²	3	Floor Area	
UNIT 3	3-3	SECOND LEVEL	1,308 ft²	3	Floor Area	
UNIT 3	3-4	THIRD LEVEL	773 ft²	3	Floor Area	
UNIT 3	3-5	FOURTH LEVEL	1,016 ft²	3	Floor Area	
			6,079 ft²			
GARAGE	G-4	THIRD LEVEL	391 ft²	4	Store Area	
UNIT 4	4-1	LOWER LEVEL	1,296 ft²	4	Floor Area	
UNIT 4	4-2	FIRST LEVEL	1,296 ft²	4	Floor Area	
UNIT 4	4-3	SECOND LEVEL	1,308 ft²	4	Floor Area	
UNIT 4	4-4	THIRD LEVEL	773 ft²	4	Floor Area	
UNIT 4	4-5	FOURTH LEVEL	1,016 ft²	4	Floor Area	
			6,079 ft²			
GARAGE	G-5	THIRD LEVEL	701 ft²	5	Store Area	
UNIT 5	5-1	LOWER LEVEL	1,226 ft²	5	Floor Area	
UNIT 5	5-2	FIRST LEVEL	1,648 ft²	5	Floor Area	
UNIT 5	5-3	SECOND LEVEL	1,660 ft²	5	Floor Area	
UNIT 5	5-4	THIRD LEVEL	862 ft²	5	Floor Area	
			6,097 ft²			

Unit Area Schedule	
Name	Area
UNIT 1	5,132 ft²
UNIT 2	5,689 ft²
UNIT 3	5,689 ft²
UNIT 4	5,689 ft²
UNIT 5	5,396 ft²
Grand total	27,594 ft²

Area Schedule (AREA PLANS)						
Name	NO	Level	Area	Comments	Area Type	
DECK	D1-2.1	FIRST LEVEL	120 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D1-2.2	FIRST LEVEL	138 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D1-3	SECOND LEVEL	543 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D1-4	THIRD LEVEL	209 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D2-2	FIRST LEVEL	216 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D2-3	SECOND LEVEL	504 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D2-4	THIRD LEVEL	160 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D2-5	FOURTH LEVEL	75 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D3-2	FIRST LEVEL	216 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D3-3	SECOND LEVEL	504 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D3-4	THIRD LEVEL	160 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D3-5	FOURTH LEVEL	75 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D4-2	FIRST LEVEL	216 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D4-3	SECOND LEVEL	504 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D4-4	THIRD LEVEL	160 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D4-5	FOURTH LEVEL	75 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D5-2.1	FIRST LEVEL	120 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D5-2.2	FIRST LEVEL	138 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D5-3	SECOND LEVEL	543 ft²	AMENITY-PRIVATE	Exterior Area	
DECK	D5-4	THIRD LEVEL	209 ft²	AMENITY-PRIVATE	Exterior Area	
PATIO	D1-1	LOWER LEVEL	138 ft²	AMENITY-PRIVATE	Exterior Area	
PATIO	D2-1	LOWER LEVEL	216 ft²	AMENITY-PRIVATE	Exterior Area	
PATIO	D3-1	LOWER LEVEL	216 ft²	AMENITY-PRIVATE	Exterior Area	
PATIO	D4-1	LOWER LEVEL	216 ft²	AMENITY-PRIVATE	Exterior Area	
PATIO	D5-1	LOWER LEVEL	138 ft²	AMENITY-PRIVATE	Exterior Area	
			5,808 ft²			
MECH	M	LOWER LEVEL	147 ft²	BLDG ENTRY	Building Common Area	
SPRINKLER	SP	LOWER LEVEL	147 ft²	BLDG ENTRY	Building Common Area	
STAIR 1	S1-1	LOWER LEVEL	42 ft²	BLDG ENTRY	Building Common Area	
STAIR 1	S1-2	FIRST LEVEL	189 ft²	BLDG ENTRY	Building Common Area	
STAIR 1	S1-3	SECOND LEVEL	189 ft²	BLDG ENTRY	Building Common Area	
STAIR 2	S2-1	LOWER LEVEL	42 ft²	BLDG ENTRY	Building Common Area	
STAIR 2	S2-2	FIRST LEVEL	189 ft²	BLDG ENTRY	Building Common Area	
STAIR 2	S2-3	SECOND LEVEL	189 ft²	BLDG ENTRY	Building Common Area	
			1,131 ft²			
Grand total			37,107 ft²			

Area Schedule (Code Review -Net (IBC))		
Number	Level	Area
U1	LOWER LEVEL	675 ft²
U1	FIRST LEVEL	419 ft²
U1	SECOND LEVEL	1,101 ft²
U1	THIRD LEVEL	379 ft²
U1		2,573 ft²
U2	LOWER LEVEL	722 ft²
U2	FIRST LEVEL	489 ft²
U2	SECOND LEVEL	978 ft²
U2	THIRD LEVEL	290 ft²
U2	FOURTH LEVEL	338 ft²
U2		2,818 ft²
U3	LOWER LEVEL	722 ft²
U3	FIRST LEVEL	489 ft²
U3	SECOND LEVEL	978 ft²
U3	THIRD LEVEL	290 ft²
U3	FOURTH LEVEL	338 ft²
U3		2,818 ft²
U4	LOWER LEVEL	722 ft²
U4	FIRST LEVEL	489 ft²
U4	SECOND LEVEL	978 ft²
U4	THIRD LEVEL	290 ft²
U4	FOURTH LEVEL	338 ft²
U4		2,818 ft²
U5	LOWER LEVEL	675 ft²
U5	FIRST LEVEL	419 ft²
U5	SECOND LEVEL	1,101 ft²
U5	THIRD LEVEL	379 ft²
U5		2,573 ft²
Grand total		13,602 ft²

Area Schedule (Code Review -Net SBS CDC)		
Name	Level	Area
UNIT 1-1	LOWER LEVEL	1,011 ft²
UNIT 1-2	FIRST LEVEL	1,043 ft²
UNIT 1-3	SECOND LEVEL	1,333 ft²
UNIT 1-4	THIRD LEVEL	641 ft²
U1: 4		4,028 ft²
UNIT 2-1	LOWER LEVEL	1,113 ft²
UNIT 2-2	FIRST LEVEL	953 ft²
UNIT 2-3	SECOND LEVEL	1,044 ft²
UNIT 2-4	THIRD LEVEL	553 ft²
UNIT 2-5	FOURTH LEVEL	781 ft²
U2: 5		4,444 ft²
UNIT 3-1	LOWER LEVEL	1,085 ft²
UNIT 3-2	FIRST LEVEL	953 ft²
UNIT 3-3	SECOND LEVEL	1,044 ft²
UNIT 3-4	THIRD LEVEL	553 ft²
UNIT 3-5	FOURTH LEVEL	781 ft²
U3: 5		4,415 ft²
UNIT 4-1	LOWER LEVEL	1,085 ft²
UNIT 4-2	FIRST LEVEL	962 ft²
UNIT 4-3	SECOND LEVEL	1,044 ft²
UNIT 4-4	THIRD LEVEL	553 ft²
UNIT 4-5	FOURTH LEVEL	781 ft²
U4: 5		4,424 ft²
UNIT 5-1	LOWER LEVEL	1,011 ft²
UNIT 5-2	FIRST LEVEL	1,256 ft²
UNIT 5-3	SECOND LEVEL	1,333 ft²
UNIT 5-4	THIRD LEVEL	641 ft²
U5: 4		4,241 ft²
Grand total		21,552 ft²

RESIDENTIAL AMENITIES		
Name	Number	Area
DECK	D1-1	138 ft²
DECK	D2-1	216 ft²
DECK	D3-1	216 ft²
DECK	D4-1	216 ft²
DECK	D5-1	138 ft²
DECK	D1-2.1	120 ft²
DECK	D1-2.2	138 ft²
DECK	D2-2	216 ft²
DECK	D3-2	216 ft²
DECK	D4-2	216 ft²
DECK	D5-2.1	120 ft²
DECK	D5-2.2	138 ft²
DECK	D1-3	543 ft²
DECK	D2-3	504 ft²
DECK	D3-3	504 ft²
DECK	D4-3	504 ft²
DECK	D5-3	543 ft²
DECK	D1-4	209 ft²
DECK	D2-4	160 ft²
DECK	D3-4	160 ft²
DECK	D4-4	160 ft²
DECK	D5-4	209 ft²
DECK	D2-5	75 ft²
DECK	D3-5	75 ft²
DECK	D4-5	75 ft²
		5,808 ft²
SKI STG	U1-1	77 ft²
SKI STG	U2-1	113 ft²
SKI STG	U3-1	113 ft²
SKI STG	U4-1	113 ft²
SKI STG	U5-1	77 ft²
		485 ft²
		6,303 ft²

RESIDENTIAL AMENITIES\* (SBS CDCSECTION 26-143(d)(5)(a)(1)):  
NET FLOOR AREA = 21,552 SF  
AREA OF AMENITIES REQUIRED = 21,552 SF X 10% = 2,155 SF  
AREA OF AMENITIES PROVIDED = 6,303 SF (6,303 SF / 21,552 SF = 29.2%)  
\* AMENITIES INCLUDE THE EXTERIOR DECKS ON EACH LEVEL AS WELL AS THE SKI STORAGE ROOM (CALLED OUT) ON THE LOWEST LEVEL OF EACH UNIT.



REVISIONS		
No.	Description	Date
1	TAC COMMENTS	2018 JAN 25

Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

Project Phase	FINAL DEVELOPMENT PLAN
Sheet Title	LOWER LEVEL PLAN
Sheet Number	F-10.1

FDP-17-07 (PIN 936233009)

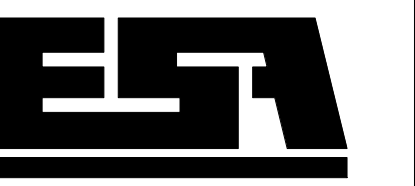
DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

# THE CRAWFORD at BURGESS CREEK



**FDP-FIRST LEVEL**

Unit Area Schedule	
Name	Area
UNIT 1	5,132 ft <sup>2</sup>
UNIT 2	5,689 ft <sup>2</sup>
UNIT 3	5,689 ft <sup>2</sup>
UNIT 4	5,689 ft <sup>2</sup>
UNIT 5	5,396 ft <sup>2</sup>
<b>Grand total</b>	<b>27,594 ft<sup>2</sup></b>



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No.	Description	Date
1	TAC COMMENTS	2018 JAN 25

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

<b>Project Phase</b>	FINAL DEVELOPMENT PLAN
<b>Sheet Title</b>	FIRST LEVEL PLAN

<b>Sheet Number</b>	<b>F-10.2</b>
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**THE CRAWFORD at BURGESS CREEK**

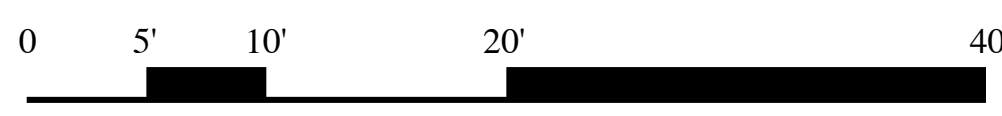
FDP-17-07 (PIN 936233009)



Unit Area Schedule	
Name	Area
UNIT 1	5,132 ft <sup>2</sup>
UNIT 2	5,689 ft <sup>2</sup>
UNIT 3	5,689 ft <sup>2</sup>
UNIT 4	5,689 ft <sup>2</sup>
UNIT 5	5,396 ft <sup>2</sup>
<b>Grand total</b>	<b>27,594 ft<sup>2</sup></b>

**FDP-SECOND LEVEL**

1/8" = 1'-0"



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REVISIONS		
No.	Description	Date
1	TAC COMMENTS	2018 JAN 25

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

Project Phase	
FINAL DEVELOPMENT	PLAN
Sheet Title	
SECOND LEVEL PLAN	
Sheet Number	
F-10.3	

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**THE CRAWFORD at BURGESS CREEK**

FDP-17-07 (PIN 936233009)



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**REVISIONS**

No.	Description	Date
1	TAC COMMENTS	2018 JAN 25

**Unit Area Schedule**

Name	Area
UNIT 1	5,132 ft <sup>2</sup>
UNIT 2	5,689 ft <sup>2</sup>
UNIT 3	5,689 ft <sup>2</sup>
UNIT 4	5,689 ft <sup>2</sup>
UNIT 5	5,396 ft <sup>2</sup>
<b>Grand total</b>	<b>27,594 ft<sup>2</sup></b>

**Unit Garage Area Schedule**

Name	Number	Area
GARAGE	G-1	701 ft <sup>2</sup>
GARAGE	G-2	391 ft <sup>2</sup>
GARAGE	G-3	391 ft <sup>2</sup>
GARAGE	G-4	391 ft <sup>2</sup>
GARAGE	G-5	701 ft <sup>2</sup>
<b>Grand total</b>		<b>2,574 ft<sup>2</sup></b>

**FDP-THIRD LEVEL**  
 1/8" = 1'-0"

**0 5' 10' 20' 40'**

**NORTH**

<b>Job Number:</b>	14081.02
<b>Date:</b>	2017-11-10
<b>Drawn By:</b>	-
<b>Checked By:</b>	-

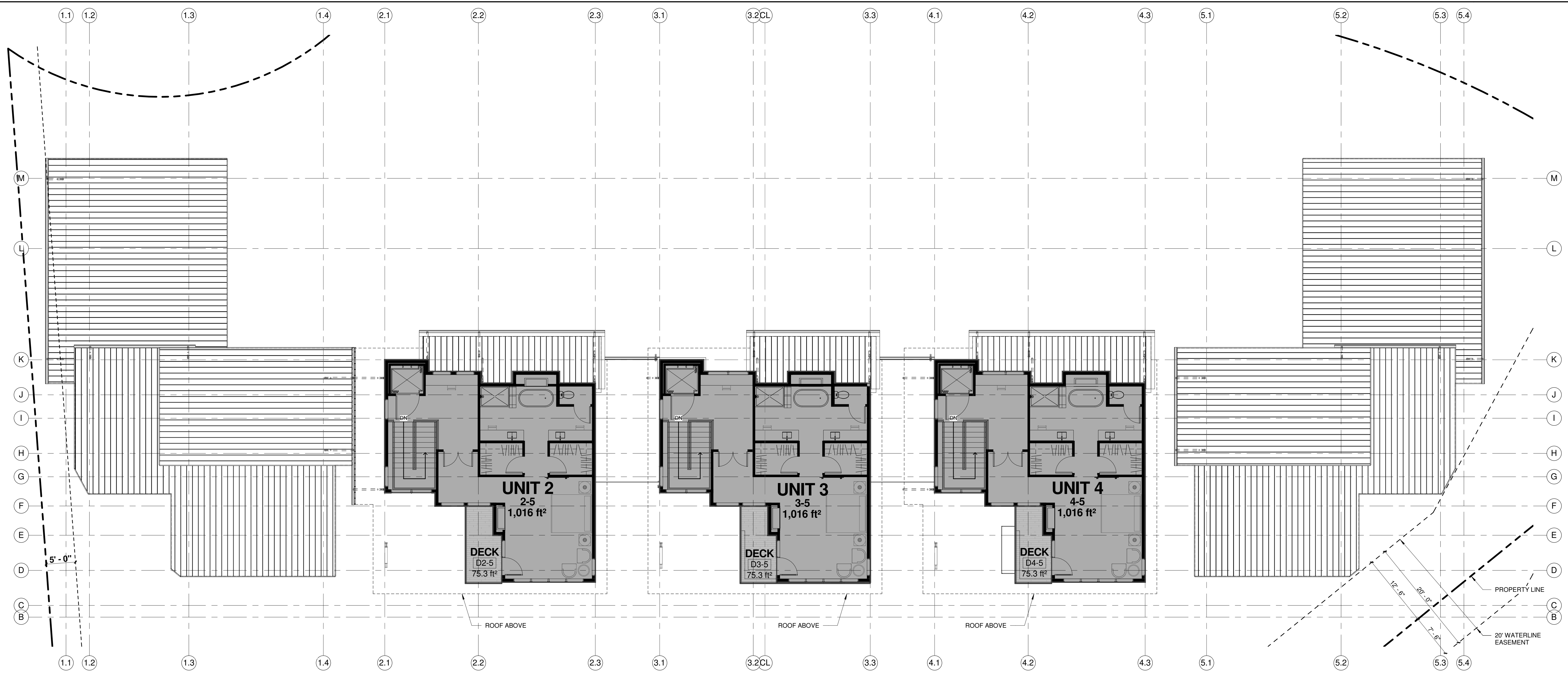
<b>Project Phase</b>	FINAL DEVELOPMENT PLAN
<b>Sheet Title</b>	THIRD LEVEL PLAN
<b>Sheet Number</b>	<b>F-10.4</b>

# THE CRAWFORD at BURGESS CREEK

FDP-17-07 (PIN 936233009)

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

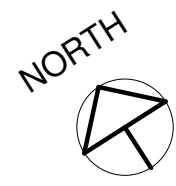
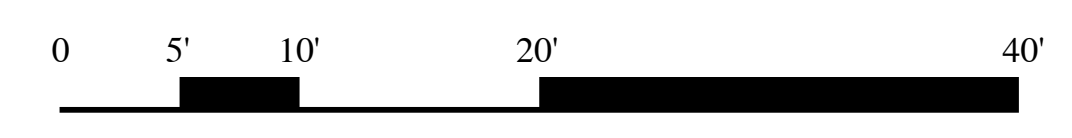
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Unit Area Schedule	
Name	Area
UNIT 1	5,132 ft <sup>2</sup>
UNIT 2	5,689 ft <sup>2</sup>
UNIT 3	5,689 ft <sup>2</sup>
UNIT 4	5,689 ft <sup>2</sup>
UNIT 5	5,396 ft <sup>2</sup>
<b>Grand total</b>	<b>27,594 ft<sup>2</sup></b>

**FDP-FOURTH LEVEL**

1/8" = 1'-0"



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**REVISIONS**

No. Description Date

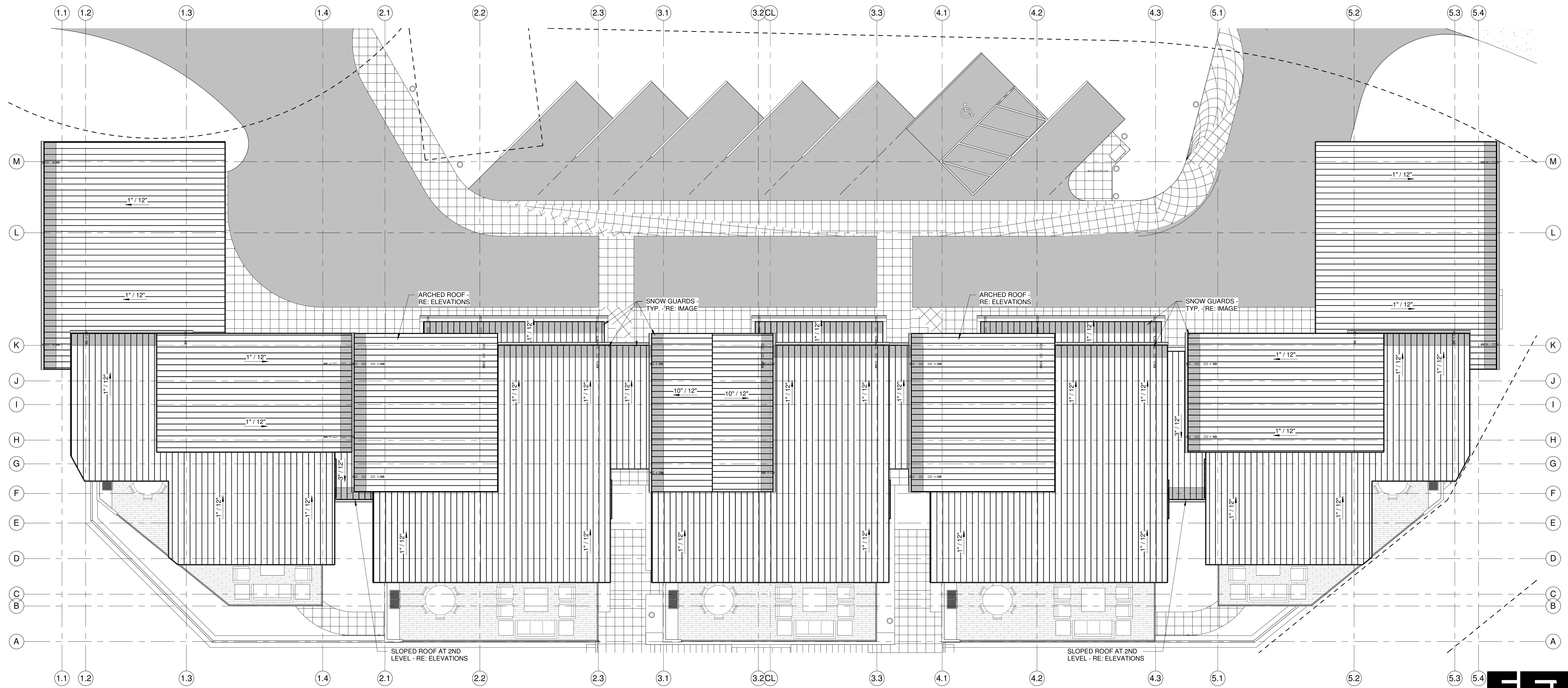
DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

<b>Project Phase</b>	
FINAL DEVELOPMENT PLAN	
<b>Sheet Title</b>	
FOURTH LEVEL PLAN	
<b>Sheet Number</b>	
F-10.5	

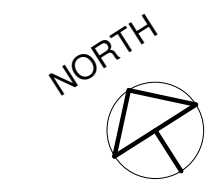
**THE CRAWFORD at BURGESS CREEK**

FDP-17-07 (PIN 936233009)



**FDP-ROOF PLAN**

1/8" = 1'-0"



ASG3000G Standing Seam Two-Pipe Snow Guard  
BASIS OF DESIGN: ALPINE SNOWGUARDS ASG3000G STANDING SEAM TWO-PIPE SNOW GUARD



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**REVISIONS**

No.	Description	Date
1	TAC COMMENTS	2018 JAN 25

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

<b>Job Number:</b>	14081.02
<b>Date:</b>	2017-11-10
<b>Drawn By:</b>	Author
<b>Checked By:</b>	Checker

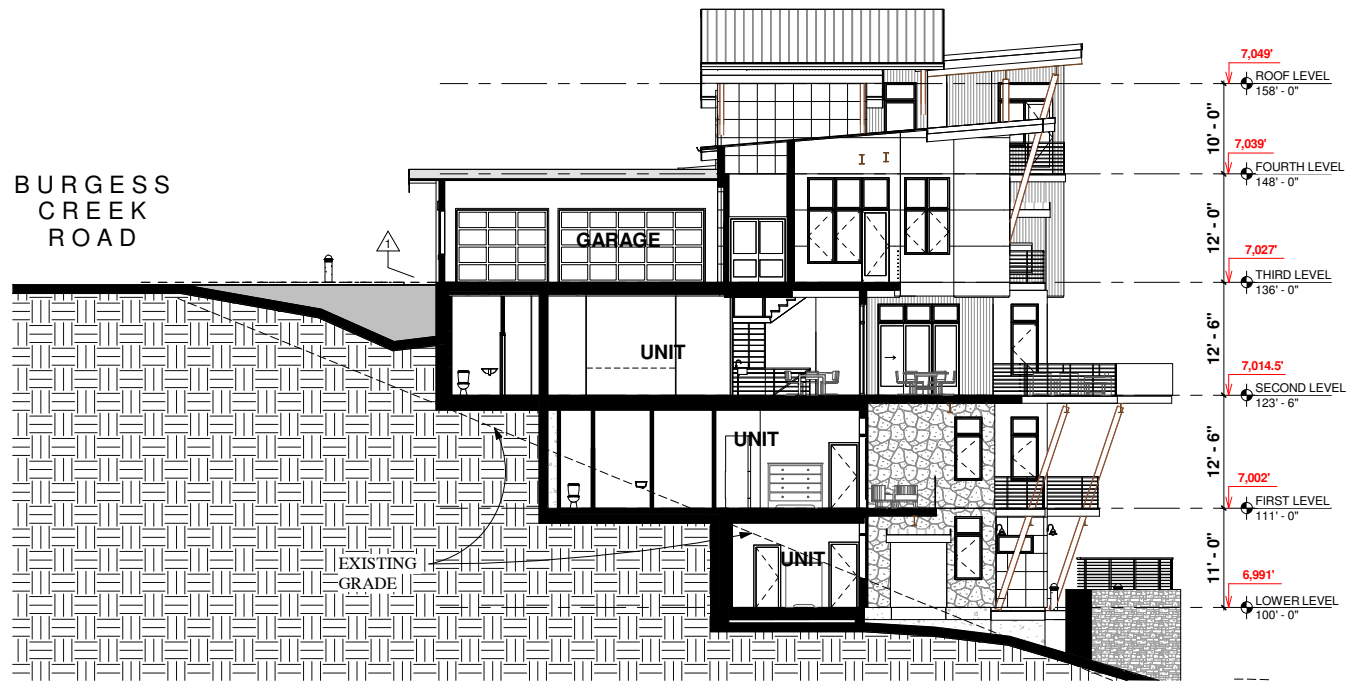
<b>Project Phase</b>	FINAL DEVELOPMENT PLAN
<b>Sheet Title</b>	ROOF PLAN

**Sheet Number**  
**F-10.6**

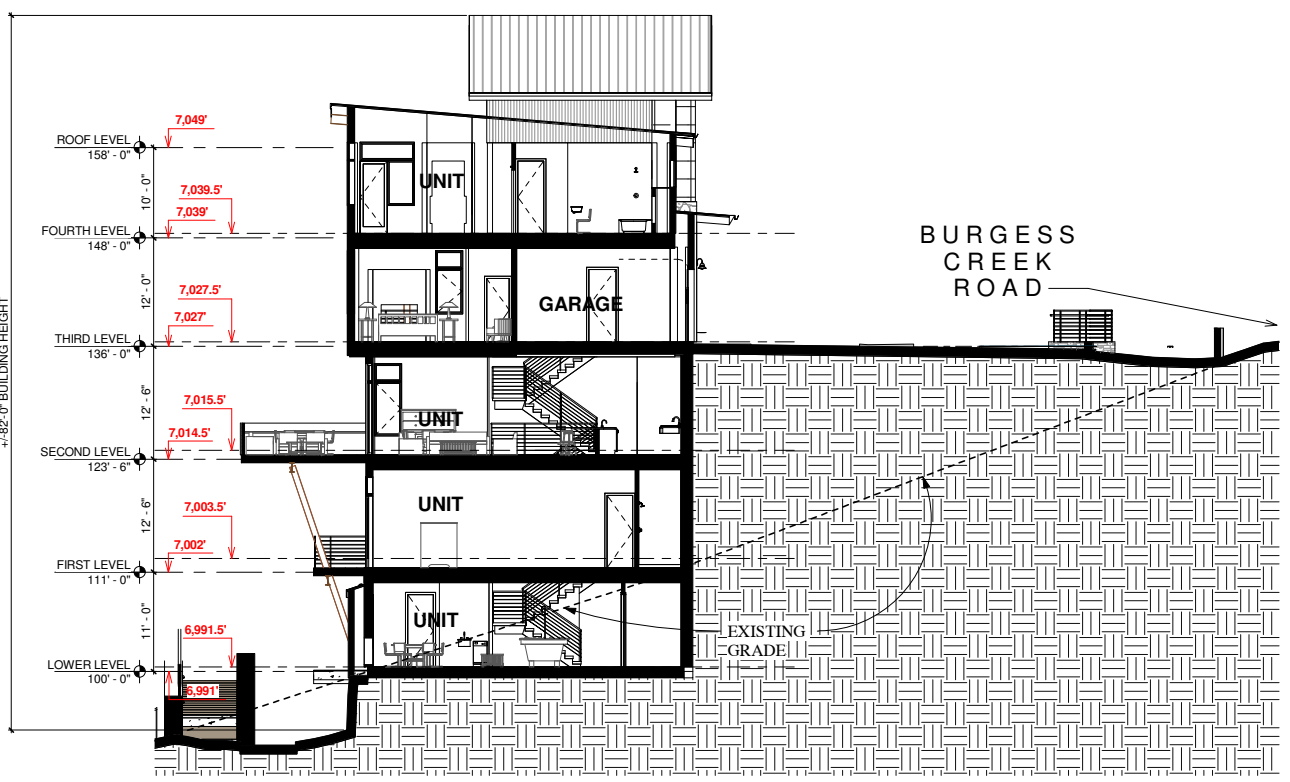
**THE CRAWFORD at BURGESS CREEK**

FDP-17-07 (PIN 936233009)

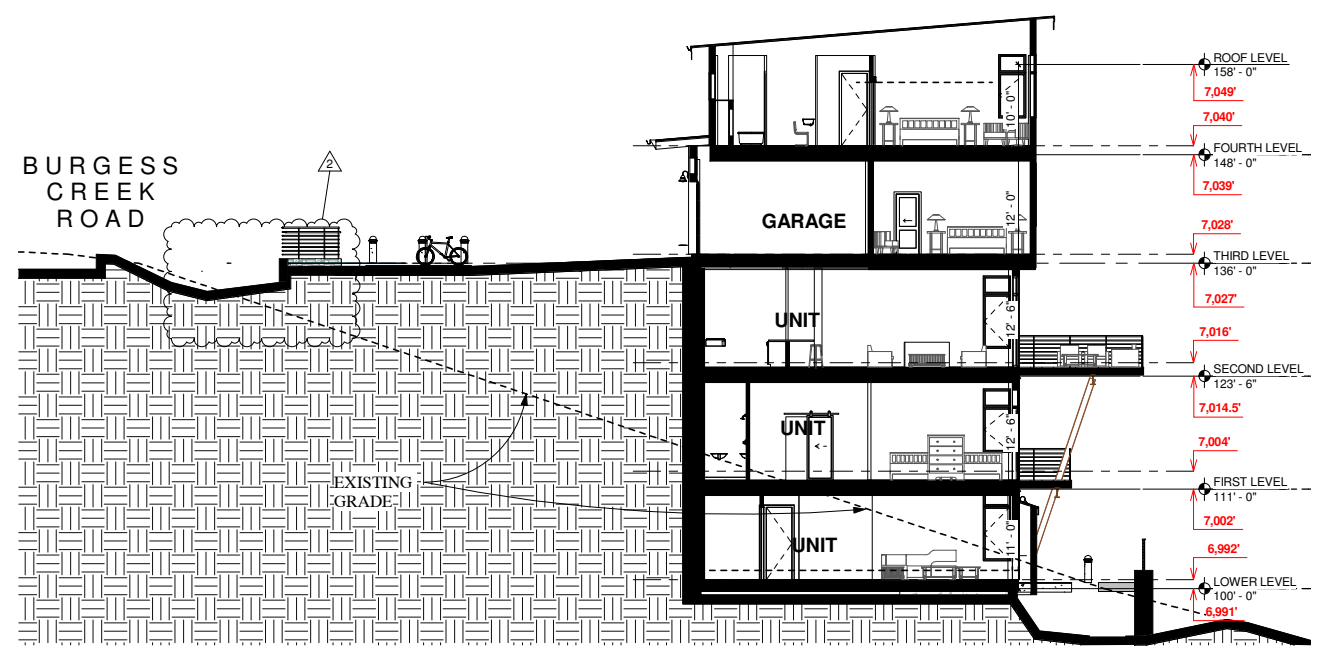
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**SECTION 1**  
1" = 10'-0"



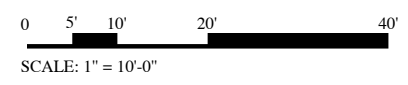
**SECTION 2**  
1" = 10'-0"



**SECTION 3**  
1" = 10'-0"



**SECTION 4**  
1" = 10'-0"



**ES**  
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**REVISIONS**

No.	Description	Date
1	TAC COMMENTS	2018 JAN 25
2	TAC COMMENTS	2018 MAR 29

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)


Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

Project Phase	FINAL DEVELOPMENT PLAN
Sheet Title	SITE SECTION
Sheet Number	F-11 2.29

# THE CRAWFORD at BURGESS CREEK

FDP-17-07 (PIN 936233009)

### WSQ LED Architectural Wall Sconce



**Specifications Luminaire**

Height	9.25" (235 mm)
Width	1.8" (45.7 mm)
Depth	9" (228.6 mm)
Weight	7.7 lbs (3.5 kg)

**Optional Back Box (BBW)**

Height	4" (101.6 mm)
Width	5.125" (130.2 mm)
Depth	1.125" (28.6 mm)
Weight	1.7 lbs (0.77 kg)

**Ordering Information**

EXAMPLE: WSQ LED 2 10A700/40K SR3 MVOLT DBDXTD

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options	Finish/Required?
WSQ LED	1 Overglow 2 Overglow 2 Two-stage 2 Overglow	700 mA Opticore 10A700/30K 10A700/40K 10A700/50K	SR2 Type 1 SR3 Type 1 SR4 Type 1 SR5 Type 1	120 V 277 V 347 V 480 V	Slotted (included) Surface mount Slotted (optional) Surface mount	FE Fluorescent exit luminaire FE Fluorescent exit luminaire DF Double-flux (DL-245, 40W) DMG 0-10V dimming driver (see catalog) EEM Emergency battery backup WEL Wet location waterproofing FR Fluorescent light sensor SE Sensor Shipped separately YG Yoke guard WG Weyguard	DBDXTD Dark bronze BK Black DMND Natural aluminum WH White DSTD Dark bronze DSTD Dark bronze DSTD Dark bronze DSTD Dark bronze DSTD Dark bronze DSTD Dark bronze DSTD Dark bronze DSTD Dark bronze DSTD Dark bronze DSTD Dark bronze DSTD Dark bronze DSTD Dark bronze

**Emergency Battery Operation**

The emergency battery backup (EEM) option is integral to the luminaire. An external battery backup is not required. This design provides reliable emergency operation while maintaining the aesthetics of the product.

All EEM configurations include an independent emergency alarm with an integral strobe for emergency alarm. All AC powered luminaire light engines are tested in parallel on each engine separate in emergency mode and provide additional component redundancy. These design features meet various requirements of NFPA 70: NEC-2012, 705.12.1.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (minimum duration of three hours) from the time supply power is lost, per International Building Code, Section 905.4 and NFPA 70: Life Safety Code, Section 905.4.1, provided luminaire is mounted at an appropriate height and dimensions as shown, space with proper clearances.

The examples below show clearances of 1 ft average and 3 ft minimum of the single-engine Type 1 product in emergency mode.

WSQ LED 10A700/30K DBDXTD  
WSQ LED 10A700/40K DBDXTD  
WSQ LED 10A700/50K DBDXTD  
1" x 1.125" (28.6 mm) x 1.125" (28.6 mm) mounting height  
1" x 1.125" (28.6 mm) x 1.125" (28.6 mm) mounting height


**NOTES**

- 1 WSQ LED diver operates on low line voltage from 120-277V (50/60 Hz). Specify 120, 277, 347 or 480 V options only when ordering with photometric (PH) fixture (PH, DL, or DM) mounting (EEM).
- 2 Many luminaire options require separate mounting hardware. See W808W DBDXTD U. Mounting hardware is not included.
- 3 Many luminaire options require separate mounting hardware. See W808W DBDXTD U. Mounting hardware is not included.
- 4 Not available with MVOLT option. Battery photometric (PH) can be ordered with 10A700/30K option. Single (SR) requires 120, 277 or 347 VAC voltage option. Double (DF) requires 208, 240 or 480 VAC voltage option. Not available with EEM option. Not available with remote control light sensor (FR).
- 5 Emergency battery pack is rated for 20% to 60°C operating temperature. Temperature range is 10°C to 60°C. Not available with 347V or 480V. Not available with WEL.
- 6 Specify the sensor type (FR) or (EEM) option (shaded) included. Not available with "FE" option. Battery type photometric (PH) is not available with "FE" option. Battery type photometric (PH) is not available with "FE" option. Battery type photometric (PH) is not available with "FE" option.
- 7 Photometric (PH) luminaire operation is not independent. Driver and light engine are two separate circuits. Not available with one engine. WSQ LED, EL800, EL810, EL815, EL817. Must specify voltage, voltage range for the sensor for both drivers. When ordered with photometric (PH) or remote sensor (FR), only the primary power source (line) will be controlled.

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### Low Level Luminaires

#### B30 Traditional Bollards



**FEATURES**

- New energy efficient 20 LED module now available for the B30 Bollard
- The exclusive Kim optical tower system on the B30 bollard achieves a broad light distribution with low glare
- The B30's clean, simple unobtrusive form looks good up close as well as at a distance
- Battery back-up, emergency battery pack and housings shield options available

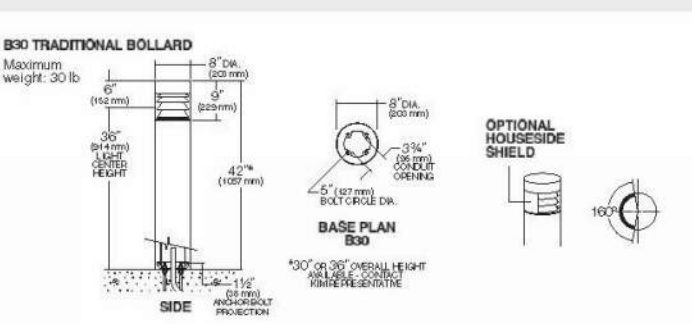
**ORDERING INFORMATION (Example)**

Series	Fixture	Fixture Finish	Options
B30	B30 Traditional Bollard	BL Black DB Dark Bronze LG Light Gray SG Stainless Gray PS Platinum Silver WH White CC Custom Color*	HS Housings shield EM Battery back-up*

**ELECTRICAL MODULE**


Series	LED	Color Temperature	Color Rendering Index	Life Expectancy
1DL	10 LEDs (IES Type 1)	3000K	90	50,000 hrs (L70, 277V)
1SL	25 LEDs (IES Type 3)	4000K	90	50,000 hrs (L70, 277V)
2DL	20 LEDs (IES Type 3)	5000K	90	50,000 hrs (L70, 277V)

**B30 TRADITIONAL BOLLARD**  
Maximum height: 20.5"



**LIGHT A**      **LIGHT B**      **LIGHT C**

### Step Light Path Lighting



**FEATURES**

- Low level, unobtrusive directional lighting that is ideal for installation in concrete, brick and masonry stairways
- Available in 12 volt, 120 volt thru 277 volt options
- New energy efficient 3 and 9 diode LEDs available in Universal Voltage 120 to 277V
- The Step Light's die-cast, low copper alloy aluminum housing and tempered prismatic glass is designed for long life.

**ORDERING INFORMATION (Example)**




Series	Fixture	Fixture Finish	Options
KLVB00	KLVB00 Rectangular 30W F-3 0-4-4 KLVB10 Round 30W F-3 0-4-4 EL800 Rectangular 30W F-3 0-4-4 EL810 Round 30W F-3 0-4-4 EL815 Round 120W Quad Tube Fluorescent EL816 Round 120W Quad Tube Fluorescent	AL ALUMINUM BL Black DB Dark Bronze GR Verde Green	HS Housings shield EM Battery back-up*

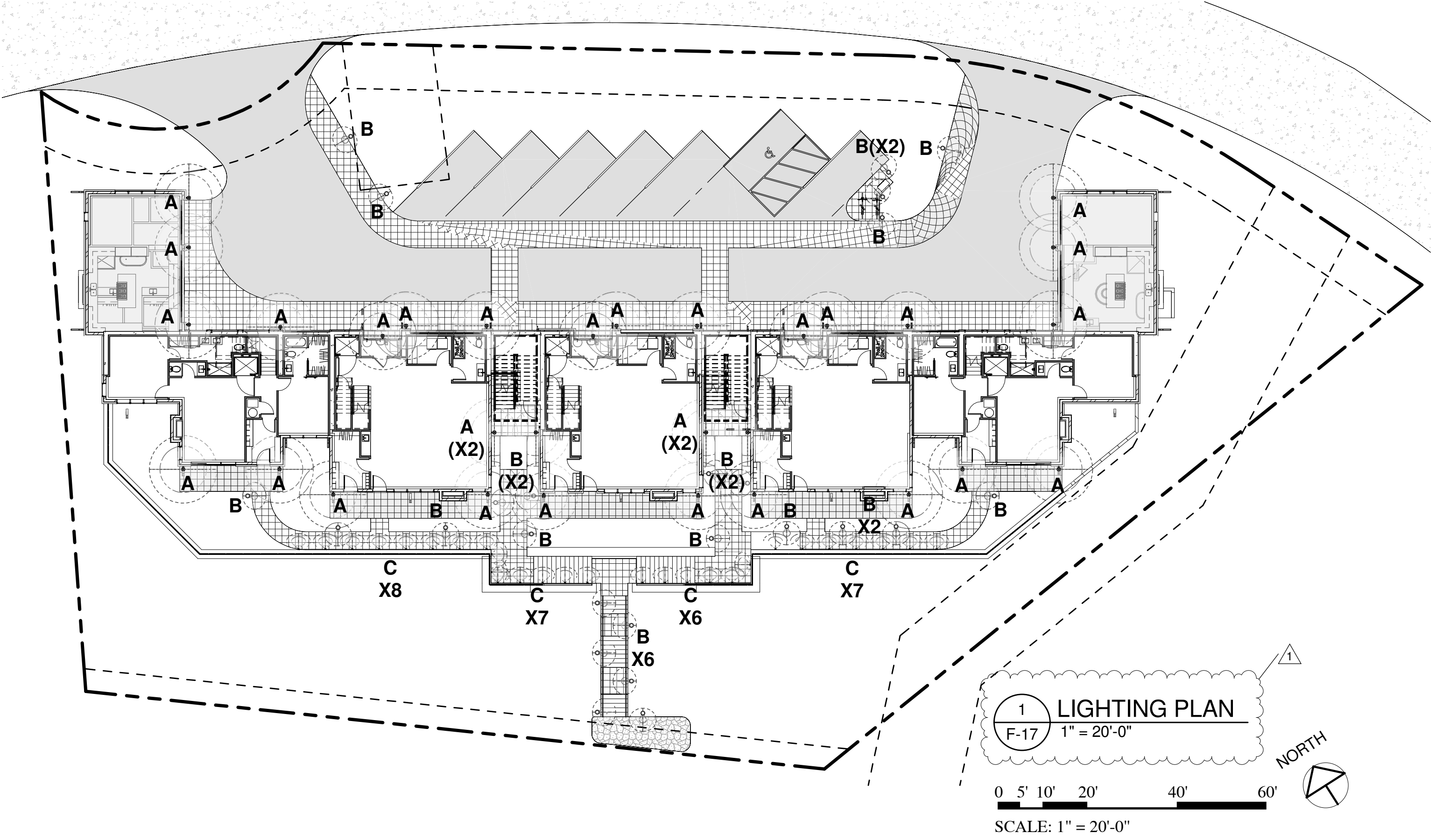

**ORDERING INFORMATION (Example)**

Series	Electrical Module	Voltage
KLVB00	120V/277V LED	120V/277V LED
KLVB10	120V/277V LED	120V/277V LED
EL800	120V/277V LED	120V/277V LED
EL810	120V/277V LED	120V/277V LED
EL815	120V/277V LED	120V/277V LED
EL816	120V/277V LED	120V/277V LED

**NOTE: All fixtures are MV (Made to order) except where indicated.**

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LUMINAIRE SCHEDULE					
WT	Key	Model	Description	Manufacturer	Mount
	A	LED	WALL MOUNTED FIXTRU W TYPE 3 DISTRIBUTION, 3000K	LITHONIA WSQ-LED-1-10A700/30K-SR3 MVOLT	WALL JUNCTION BOX
	B	LED	B30 TRADITIONAL BOLLARDS	KIM LIGHTING	BOLLARD
	C	LED	KLVB10	KIM LIGHTING	WALL JUNCTION BOX

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**REVISIONS**

No.	Description	Date
1	TAC COMMENTS	2018 JAN 25

**Job Number:** 14081.02  
**Date:** 2017-11-10  
**Drawn By:** -  
**Checked By:** -

**Project Phase**  
FINAL DEVELOPMENT PLAN

**Sheet Title**  
LIGHTING PLAN

**Sheet Number**  
F-17

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

# THE CRAWFORD at BURGESS CREEK



**3D FROM STREET 1**



**3D FROM STREET 2**

**THE CRAWFORD at BURGESS CREEK**

FDP-17-07 (PIN 936233009)



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**REVISIONS**

No.	Description	Date

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

<b>Job Number:</b>	14081.02
<b>Date:</b>	2017-11-10
<b>Drawn By:</b>	-
<b>Checked By:</b>	-

<b>Project Phase</b>
FINAL DEVELOPMENT PLAN
<b>Sheet Title</b>
3D BUILDING VIEWS

<b>Sheet Number</b>
<b>F-18.1</b>



**3D VIEW FROM SOUTH 1**



**3D FROM SOUTH UP**

**THE CRAWFORD at BURGESS CREEK**



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**REVISIONS**

No.	Description	Date
1	TAC COMMENTS	2018 JAN 25

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)

<b>Job Number:</b>	14081.02
<b>Date:</b>	2017-11-10
<b>Drawn By:</b>	-
<b>Checked By:</b>	-

<b>Project Phase</b>	
FINAL DEVELOPMENT PLAN	
<b>Sheet Title</b>	
3D BUILDING VIEWS	
<b>Sheet Number</b>	
<b>F-18.2</b>	

FDP-17-07 (PIN 936233009)



VIEW FROM EAST



VIEW FROM NORTH WEST

# THE CRAWFORD at BURGESS CREEK

FDP-17-07 (PIN 936233009)



**ERIC SMITH ASSOCIATES, P.C.**  
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**REVISIONS**

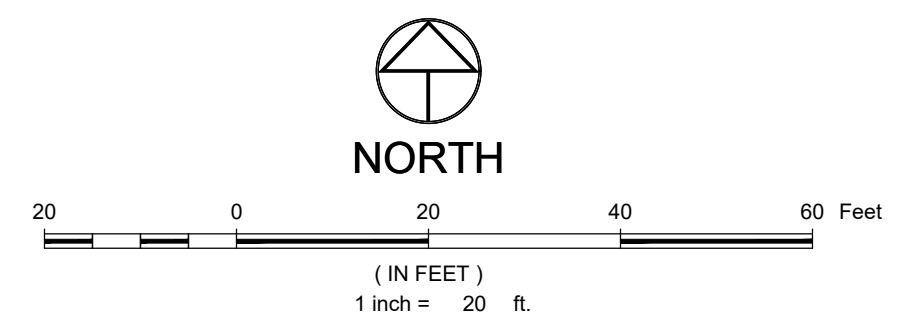
No.	Description	Date

Job Number:	14081.02
Date:	2017-11-10
Drawn By:	-
Checked By:	-

<b>Project Phase</b>
FINAL DEVELOPMENT PLAN
<b>Sheet Title</b>
PANORAMIC VIEW

<b>Sheet Number</b>
<b>F-18.3</b>

DATE: 2017-11-10 - PLANNING SUBMITTAL (2017-12-21 - UPDATED)



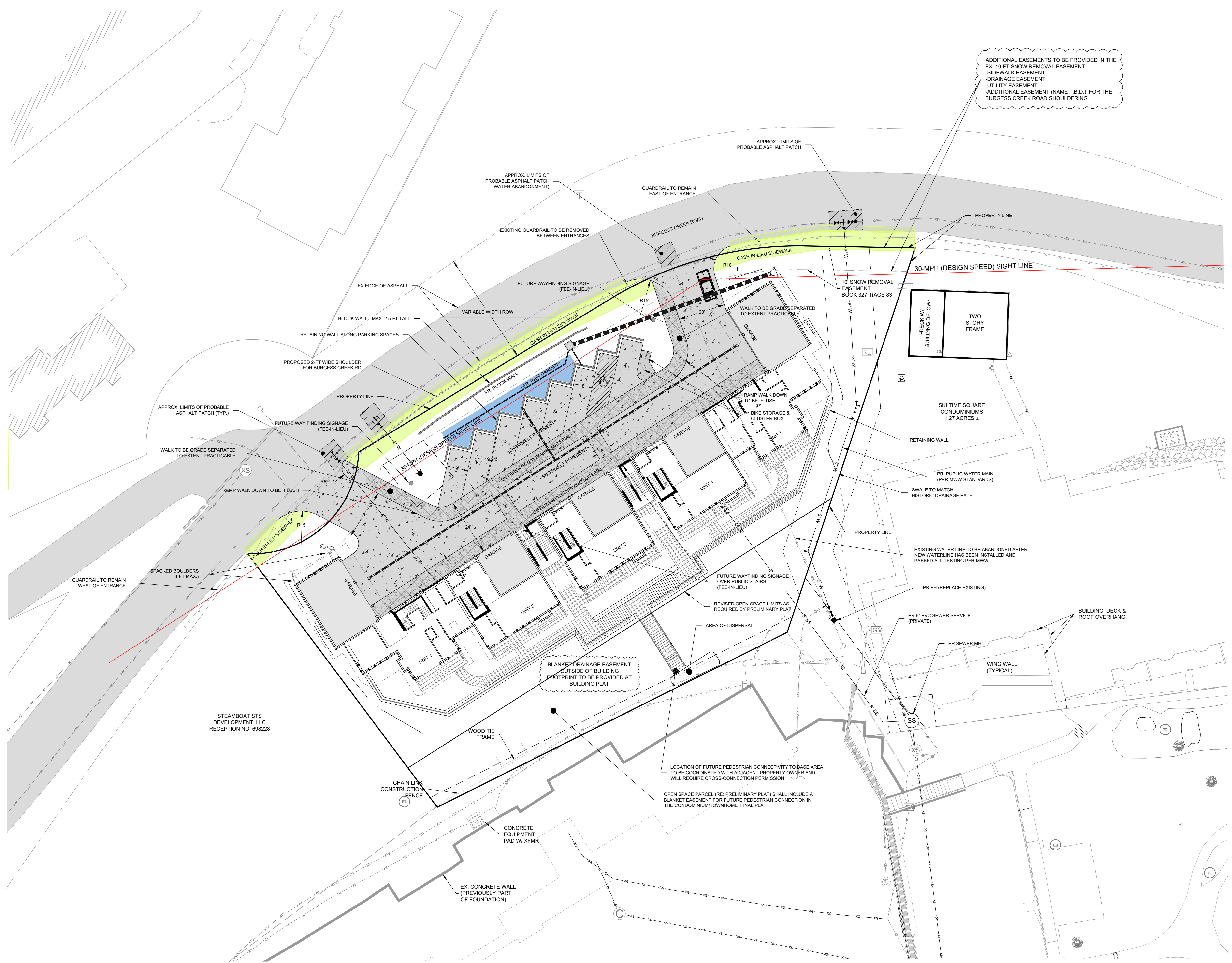
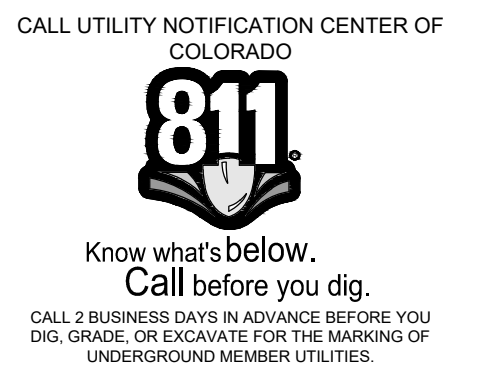
ADDITIONAL EASEMENTS TO BE PROVIDED IN THE EX. 10-FT SNOW REMOVAL EASEMENT:  
 -SIDEWALK EASEMENT  
 -DRAINAGE EASEMENT  
 -UTILITY EASEMENT  
 -ADDITIONAL EASEMENT (NAME T.B.D.) FOR THE BURGESS CREEK ROAD SHOULDERING

**LEGEND:**

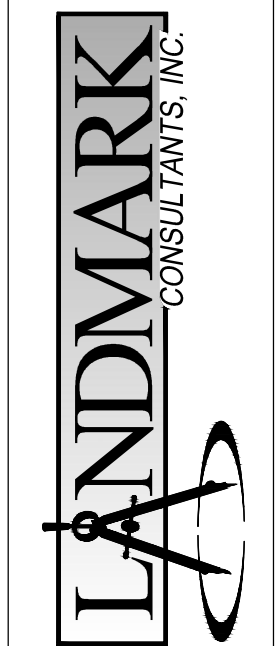
PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	---
EASEMENT	---
SECTION LINE	---
CENTERLINE	---
FOUND MONUMENT	⊙
FOUND SECTION CORNER	⊙
BUILDING	---
ROOF LINE/OVERHANG	---
DECK	---
WALL	---
FENCE	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
ASPHALT	---
CONCRETE	---
GRAVEL	---
SIGN	---
PROPOSED SANITARY SEWER W/ MH	SS
EXISTING SANITARY SEWER W/ MH	SS
PROPOSED WATER	W
PROPOSED GV, FH & CS	W
EXISTING WATER	W
GAS	W
GAS METER AND MANHOLE/VAULT	W
CABLE	W
CABLE PEDESTAL	W
FIBER OPTIC	W
TELEPHONE	W
TELEPHONE PEDESTAL AND MANHOLE/VAULT	W
ELECTRIC	W
ELECTRIC PED. JUNCTION BOX AND METER	W
LIGHT POLE AND LIGHT POLE W/ MAST	W
PROPOSED DITCH / SWALE	W
UTILITY POLE AND GUY WIRE	W
DITCH/SWALE	W
EXISTING STORM SEWER W/ FES	W
PROPOSED STORM SEWER W/ FES	W
INLET AND STORM MANHOLE	W
FLOW ARROW	→
CONIFEROUS AND DECIDUOUS TREE	⊙
PROPOSED SIDEWALK CASH-IN-LIEU LIMITS	---

**NOTES:**

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  - THIS SITE CONTAINS A CALCULATED AREA OF 0.85 ACRES.
  - NO PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS, AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C08830, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
  - THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
  - ACCESS AND CIRCULATION AS SHOWN SHALL MEET CITY ENGINEERING STANDARDS.
  - AN ENGINEERING VARIANCE IS NECESSARY FOR TWO ACCESS CONNECTIONS SIMILAR TO THE PREVIOUSLY APPROVED VICEROY/CRAWFORD PROJECT UNDER DPF-15-11.
- PROPERTY DESCRIPTION:**
- PARCEL A, BOOK 356, PAGE 249 & BOOK 327, PAGE 83.



CIVIL ENGINEERS | SURVEYORS  
 141 9th Street - P.O. Box 774843  
 Steamboat Springs, Colorado 80477  
 (970) 871-9494  
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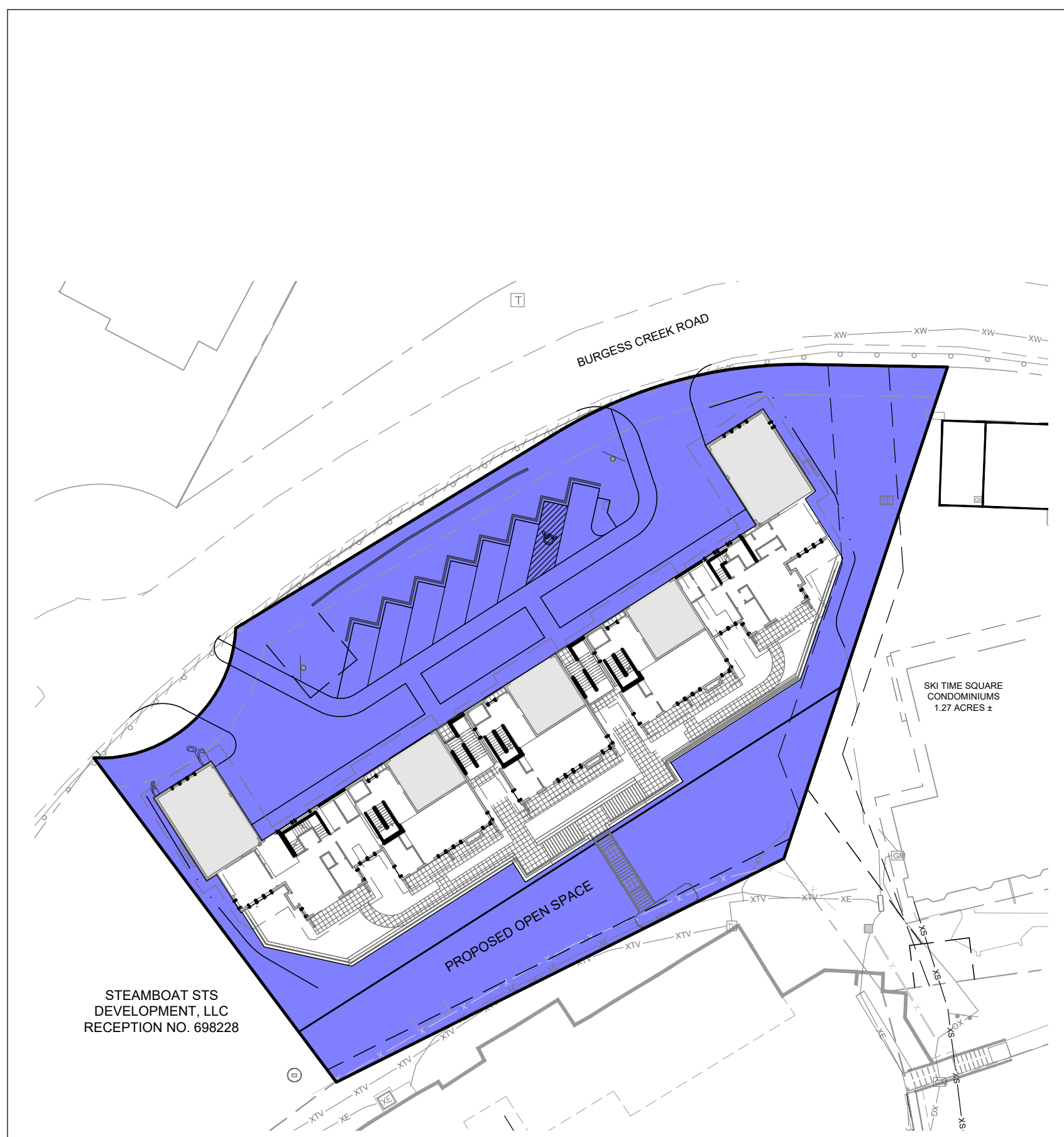
PLANNING REVIEW SET  
 NOT FOR CONSTRUCTION  
 3/30/18

PROJECT:	2313-001
DATE:	3-30-18
DRAWN BY:	MG
CHECKED BY:	ESG

The Crawford at Burgess Creek  
 Civil Site Plan

SHEET  
 CSP-1

DRAWING FILENAME: P:\2313001\DWG\Proposed\Drawings\2313001-001-CSP-01.dwg LAYOUT NAME: CSP-1 DATE: Mar 29, 2018 10:59:45 AM C:\WINDOWS\SYSTEM32\cmd.exe /c cd /d C:\Users\landmark\Documents\2313001-001-CSP-01.dwg



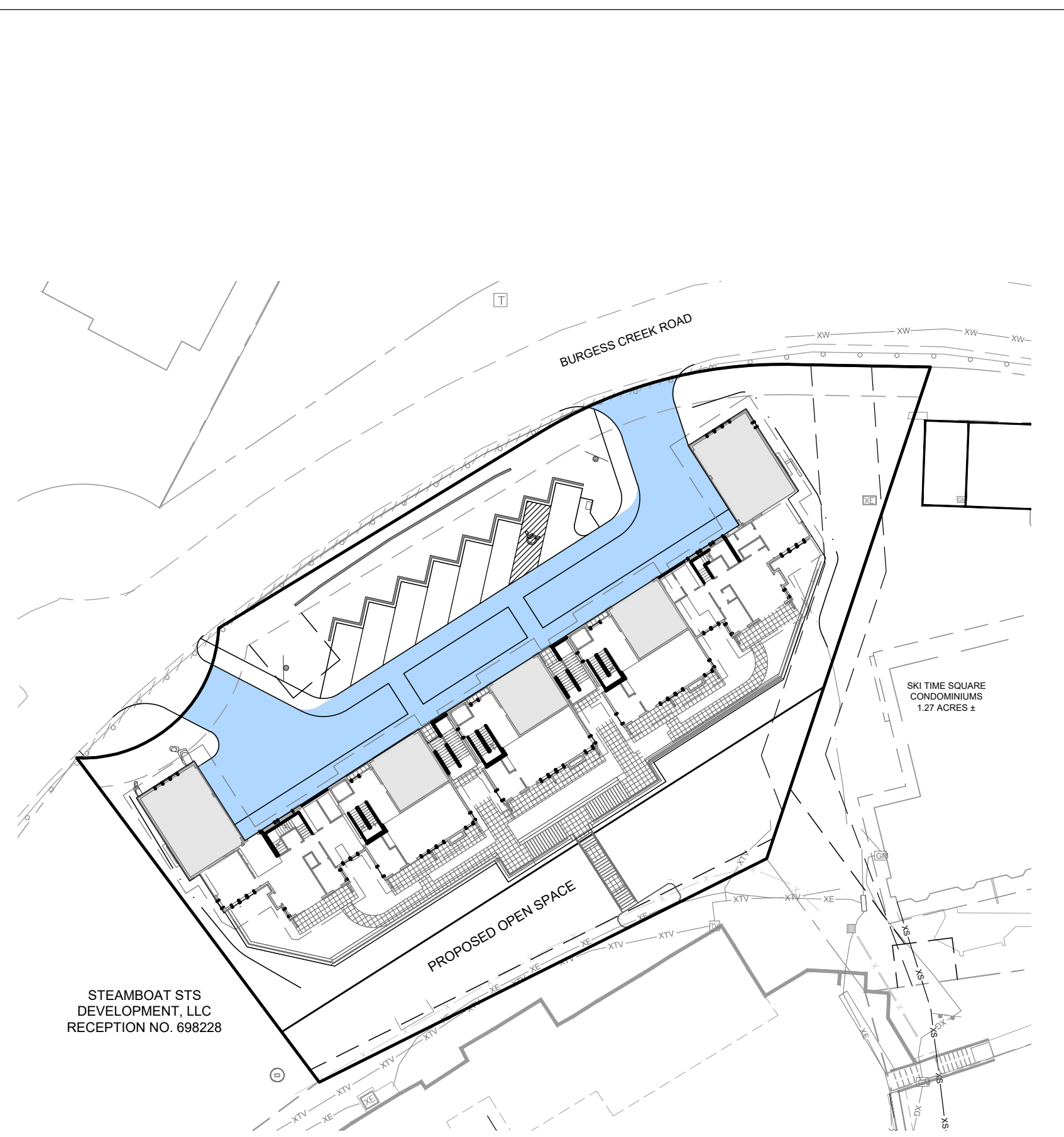
STEAMBOAT STS DEVELOPMENT, LLC RECEPTION NO. 698228

801 TIME SQUARE CONDOMINIUMS 1.27 ACRES ±

**PUBLIC DRAINAGE EASEMENT:** INTENDED BE A BLANKET EASEMENT OVER PROPOSED OPEN SPACE AND COMMON AREA (TO BE DEFINED ON BUILDING PLAT)

PUBLIC DRAINAGE EASEMENTS

PEDESTRIAN EASEMENTS



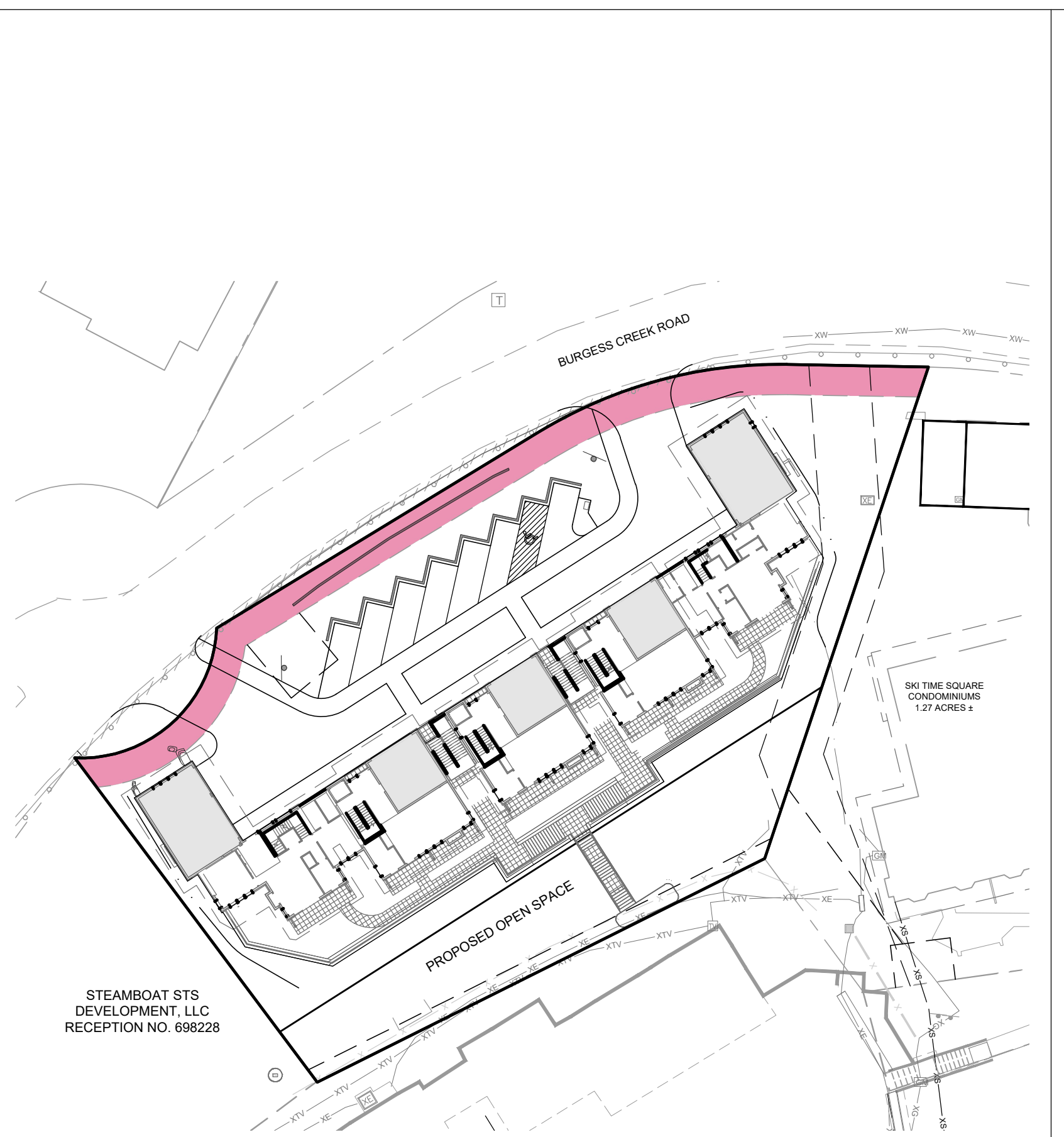
STEAMBOAT STS DEVELOPMENT, LLC RECEPTION NO. 698228

801 TIME SQUARE CONDOMINIUMS 1.27 ACRES ±

**PUBLIC VEHICULAR EASEMENT:** INTENDED GENERALLY FOLLOW THE PAVED ROADWAY EXCEPTING PARKING SPACES (TO BE DEFINED ON BUILDING PLAT)

PUBLIC VEHICULAR ACCESS

SIGHT TRIANGLE EASEMENTS



STEAMBOAT STS DEVELOPMENT, LLC RECEPTION NO. 698228

801 TIME SQUARE CONDOMINIUMS 1.27 ACRES ±

**BURGESS CREEK EASEMENTS:** 10-FT WIDE EASEMENT ALONG THE BURGESS CREEK RIGHT-OF-WAY TO INCLUDE DRAINAGE, SIDEWALK, SAFETY SHOULDER, SNOW REMOVAL AND STORAGE (TO BE DEFINED ON LOT PLAT)

BURGESS CREEK ROAD

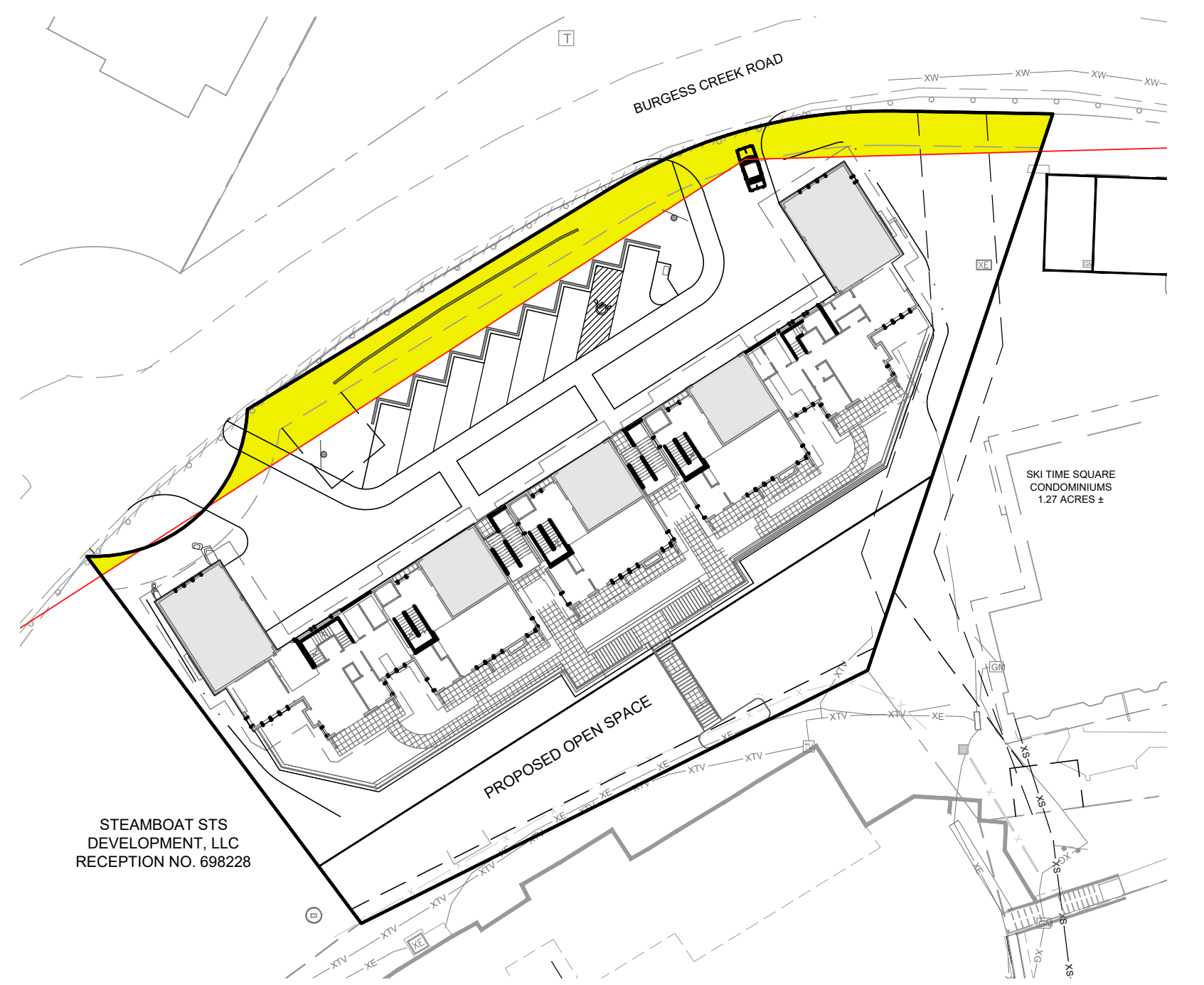
UTILITY EASEMENTS



STEAMBOAT STS DEVELOPMENT, LLC RECEPTION NO. 698228

801 TIME SQUARE CONDOMINIUMS 1.27 ACRES ±

**PEDESTRIAN EASEMENT:** INTENDED BE A BLANKET EASEMENT OVER PROPOSED OPEN SPACE AND ADJACENT TO BURGESS CREEK ROAD (CREATED ON SITE PLAT) AND ALONG PAVEMENT PATTERNS OVER PARKING LOT AND THROUGH BUILDING TO OPEN SPACE (CREATED ON BUILDING PLAT)



STEAMBOAT STS DEVELOPMENT, LLC RECEPTION NO. 698228

801 TIME SQUARE CONDOMINIUMS 1.27 ACRES ±

**SIGHT TRIANGLE EASEMENT:** INTENDED BE A VISUAL CLEAR ZONE RESTRICTION FOR OBJECTS OVER 3-FT IN HEIGHT (CREATED ON BUILDING PLAT)

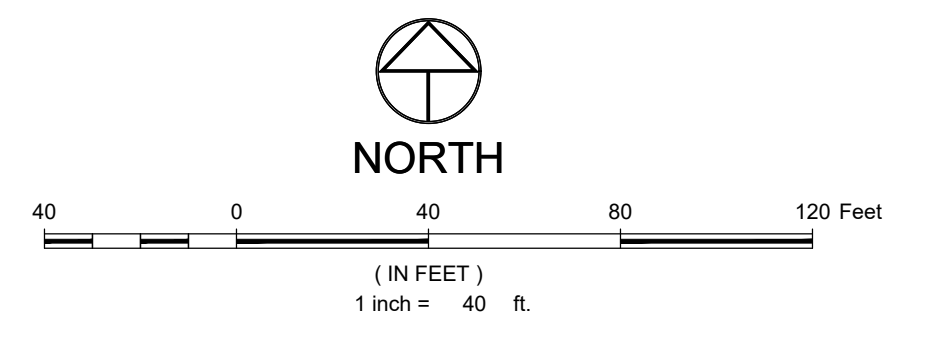


STEAMBOAT STS DEVELOPMENT, LLC RECEPTION NO. 698228

801 TIME SQUARE CONDOMINIUMS 1.27 ACRES ±

**UTILITY EASEMENTS:** THE 10-FT WIDE UTILITY EASEMENT ADJACENT TO BURGESS CREEK ROAD WILL BE PROVIDED ON THE LOT PLAT. THE WATER EASEMENT FOR THE FIRE HYDRANT WILL BE PROVIDED ON THE BUILDING PLAT. THE OTHER WATER, SEWER AND ELECTRIC EASEMENTS REFLECT THE EASEMENT AGREEMENTS WITH SKI TIME SQUARE CONDOMINIUMS.

NOTE: ALL EASEMENTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.



**LEGEND:**

PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	---
EASEMENT	---
SECTION LINE	---
CENTERLINE	---
FOUND MONUMENT	---
FOUND SECTION CORNER	---
BUILDING	---
ROOF LINE/OVERHANG	---
DECK	---
WALL	---
FENCE	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
ASPHALT	---
CONCRETE	---
GRAVEL	---
SIGN	---
PROPOSED SANITARY SEWER W/ MH	---
EXISTING SANITARY SEWER W/ MH	---
PROPOSED WATER	---
PROPOSED GV, FH & CS	---
EXISTING WATER	---
GAS	---
GAS METER AND MANHOLE/VAULT	---
CABLE	---
CABLE PEDESTAL	---
FIBER OPTIC	---
TELEPHONE	---
TELEPHONE PEDESTAL AND MANHOLE/VAULT	---
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PROPERTY DESCRIPTION:  
10. PARCEL A, BOOK 356, PAGE 249 & BOOK 327, PAGE 83.

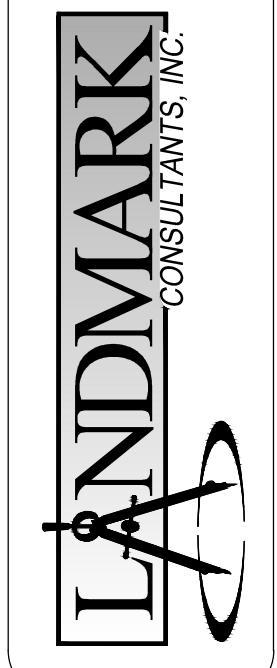
CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below.  
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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PLANNING REVIEW SET  
NOT FOR CONSTRUCTION  
3/30/18

PROJECT:	2313-001
DATE:	3-30-18
DRAWN BY:	MG
CHECKED BY:	EIG

The Crawford at Burgess Creek  
Proposed Easement Exhibit

SHEET  
EZ-1

# AGENDA ITEM #3.

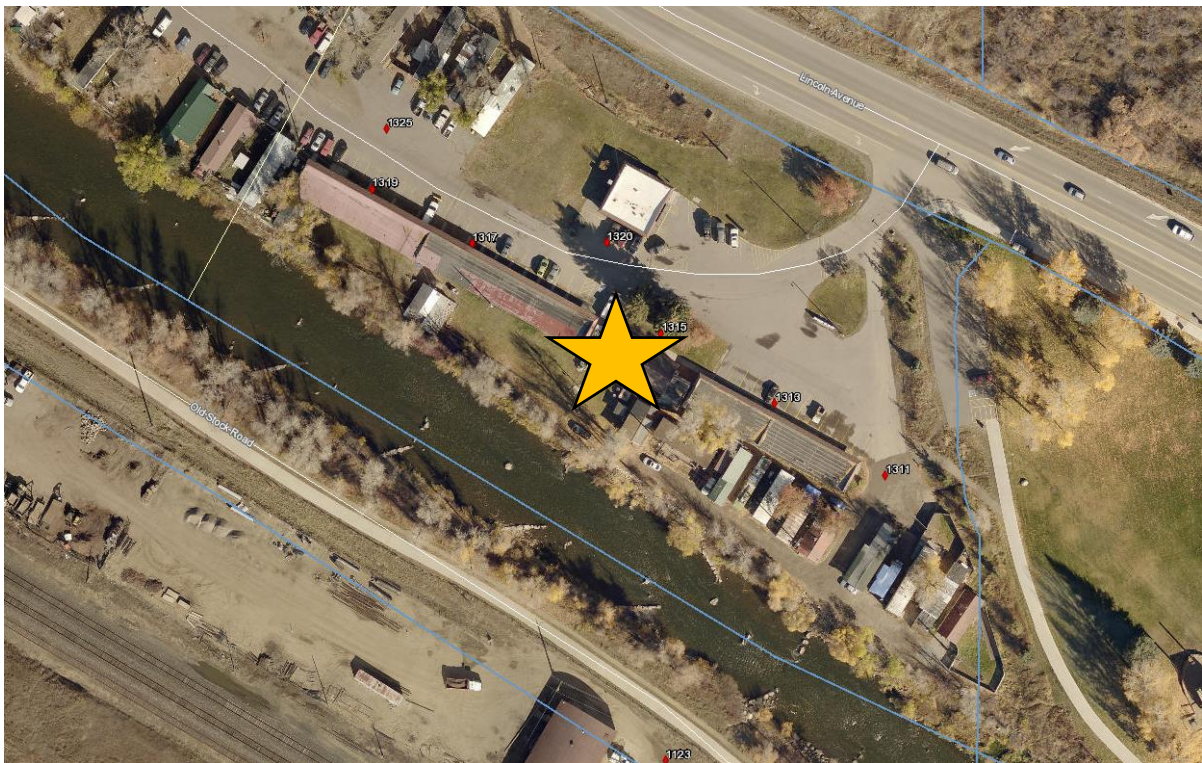
## Staff Report

### Department of Planning & Community Development

#### Project Overview

<b>Project Name</b>	1313, 1317 & 1319 Dream Island Plaza
<b>Project Code</b>	CU-18-03
<b>Project Type</b>	Conditional Use
<b>Project Description</b>	Applicant is requesting Conditional Use approval to allow workforce units in the CC zone district and modify the pedestrian-active building frontage use standard.
<b>Applicant</b>	Marko Vukovich c/o Bill Rangitsch
<b>Zoning</b>	Community Commercial (CC)
<b>Report Prepared By</b>	Kelly Z. Douglas City Planner
<b>Through</b>	Tyler Gibbs, AIA Director of Planning & Community Development
<b>Planning Commission</b>	May 24, 2018
<b>City Council</b>	June 19, 2018

#### Project Location



## Background

The structures proposed to be converted into workforce units are located on a 12.23 acre parcel. It is zoned Community Commercial (CC) and is adjacent to West Lincoln Park on the east side, the Yampa River on the south side, the Transit Center on the west side and Lincoln Avenue on the north side. Other uses on the parcel include Dream Island Mobile Community and commercial uses such as the Elk River Gun Store. The parcel is adjacent to parcels zoned CC to the west and Open Space and Recreation (OR) to the east

## Project Description

The proposal includes converting 23 residential units, one garage unit, one retail unit and one storage unit in three existing buildings into 30 workforce units that are deed restricted in perpetuity for use as full-time residences by qualified residents. With regard to parking, 30 spaces are required for 30 workforce units, 40 spaces are proposed. No new buildings or site improvements are proposed.

The request includes one modification to the workforce unit use standards: "In G, CO, CK, CN, CC, CS, and I zone districts, workforce units shall not be located within the pedestrian-active building frontage." Additional discussion of the proposed modification is below in the Principal Discussion Items section. Workforce units are permitted as a Limited Use in the CC zone district however per Section 300.D.2, "when the specific use standards are not met, the use shall be considered and reviewed as a Conditional Use."

Due to the large nature of the subject site, the scope is limited to buildings addressed as 1313, 1317 and 1319 Dream Island Plaza. For clarity, where this report references the subject site, it is referring specifically to the buildings identified as 1313, 1317 and 1319 Dream Island Plaza.

### Parking Standards Overview

	STANDARD	PROPOSED
<b>Parking</b>		
Number of Parking Spaces	30 Spaces	40 Spaces

## Project Analysis

The following section provides staff analysis of the application as it relates to key sections of the CDC. It is intended to highlight those areas that may be of interest or concern to Planning Commission, City Council, Staff or the public. For a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

### Principal Discussion Items

The definition and use standards for workforce units is provided below. The use standard proposed to be modified with this application is in **bold**.

#### Workforce Unit (Section 301.B.5)

A dwelling unit that is restricted in perpetuity on the deed of the property to be used as the full-time residence by a qualified resident, as defined by this CDC, and their family related by blood, marriage, common-law marriage, adoption, or guardianship.

#### Use Standards:

- a. When located within an accessory structure, workforce units shall comply with principal structure setbacks. *(Standard is not applicable to this application.)*

- b. In G, CO, CK, CN, CC, CS, and I zone districts, workforce units shall not be located within the pedestrian-active building frontage.**
- c. In the I zone district, workforce units shall not be located on the ground story. *(Standard is not applicable to this application.)*
- d. In a manufactured home park, workforce units shall: *(Standard is not applicable to this application.)*
  - i. Be located within an amenity structure; and
  - ii. Be limited in number to one workforce unit per 20 manufactured homes in the manufactured home park.
- e. Workforce units shall not exceed 1,000 square feet gross floor area.
- f. The deed restriction for the workforce unit shall be reviewed and approved by the City and recorded with the Routt County Clerk and Recorder.

Additionally, per Section 300.F.2, use standards may be modified through the conditional use process and City Council has the authority to attach conditions in order to avoid or minimize specific impacts.

**Analysis: Modification of Standard 301.B.5.b**

Staff finds that the workforce units residential use is appropriate on the ground floor because this proposal is not a mixed-use project. Staff supports this conditional use because it is compatible with the preferred direction and policies of the Community Area Plan calling for multi-family development to occur adjacent to arterials or major transportation corridors and within walking distance of community centers and shopping. Given the close proximity to downtown and the transit center as well as other community amenities, Staff finds the requested modification to workforce units use standards is appropriate.

**Criteria for Approval: Conditional Use**

Approval Criteria Summary	CONSISTENT?		
	YES	NO	NA
Compatible with the direction and policies in the Community Plan	✓		
Consistent with the zone district	✓		
Mitigates negative impacts	✓		
Complies with requirements of CDC	✓		

CDC Section 707.C – Conditional Uses shall be approved upon findings 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.

**CONSISTENT**

The Future Land Use classification for the subject site is Neighborhood Residential – Medium which emphasizes multi-family development occurring adjacent to arterials or major transportation corridors and within walking distance of community centers and shopping. The proposed workforce units are compatible with the direction outlined in the Community Plan.

In addition, the proposal supports the following goals and policies of the Steamboat Springs Area Community Plan:

Goal LU-2: Our community supports infill and redevelopment of core areas.

Goal LU-3: The Steamboat Springs community will continue to support and plan for cohesive and mixed use neighborhoods that serve year-round residents and visitors.

Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development.

Goal H-1: Our community will continue to increase its supply of affordable home ownership, rental, and special needs housing units for low, moderate, and median-income households.

Goal H-3: The Steamboat Springs community will have a mix of housing types and styles that can accommodate the people who work in the community.

2. The proposed use is consistent with the purpose of the zone district.

**CONSISTENT**

The CC zone district is a mixed-use district intended to provide areas for community-wide commercial and multiple-family residential uses. This zone district is intended to accommodate multi-modal activity nodes at major intersections along US-40 with office, lodging, and compatible residential development located between nodes. The proposed workforce unit use will complement the mixture of uses and activities permitted in the immediate area.

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.

**CONSISTENT**

The proposed workforce units should not have any adverse impacts on the surrounding properties or the community. There should be not be any off-site impacts attributed to the proposed use.

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

**CONSISTENT**

With the exception of the use standard modification discussed above in the Principal Discussion Items section, the proposed use complies with all other applicable use and development standards.

## **Staff Findings**

Staff finds that the Conditional Use application CU-18-03 at 1313, 1317 and 1319 Dream Island Plaza to allow workforce units in the CC zone district and modify the pedestrian-active building frontage use standard, is **CONSISTENT** with the Criteria for Approval for a Conditional Use.

## **Recommended Motion**

Planning Commission recommends approval of CU-18-03, a Conditional Use application to allow workforce units in the CC zone district at 1313, 1317 and 1319 Dream Island Plaza with modification to standard 301.B.5.b, the pedestrian-active building frontage use standard, with the following condition:

1. Deed restrictions shall be approved by Staff and recorded prior to issuance of a Certificate of Occupancy.

## **Attachments**

Attachment 1 – Project Timeline  
Attachment 2 – Applicant Narrative  
Attachment 3 – Plan Set

# Project Timeline

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**Project Code:** CU-18-03

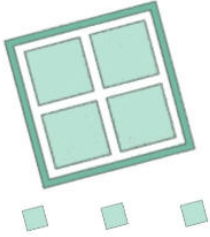
**Project Name:** 1313, 1317 and 1319 Lincoln Avenue

	<b>DATES</b>	<b>NOTES</b>
<b>Pre-Submittal Meeting</b>	02/27/2018	
<b>Application Submitted</b>	03/09/2018	
<b>TECHNICAL ADVISORY COMMITTEE REVIEW</b>		
<b>TAC Letter</b>	04/12/2018	
<b>Resubmittal</b>	04/17/2018	
<b>TAC Letter</b>	05/01/2018	
<b>Resubmittal</b>	05/08/2018	Scheduled for hearing
<b>PUBLIC NOTICE</b>		
<b>Newspaper Notice</b>	05/13/2018	
<b>Mailed Notice</b>	05/09/2018	
<b>Property Posting</b>	05/09/2018	
<b>Mineral Notice</b>	05/14/2018	
<b>PUBLIC HEARINGS</b>		
<b>Planning Commission</b>	05/24/2018	
<b>City Council</b>	06/19/2018	

## NOTES

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# Attachment 2



STEAMBOAT ARCHITECTURAL ASSOCIATES

345 Lincoln Avenue, Suite 200  
P.O. Box 772910  
Steamboat Springs, Colorado 80477

ph: (970) 879-0819  
fax:(970) 879-3406  
email: saa@steamboatarchitectural.com

March 1, 2018

## Narrative

### Dream Island Residential Remodel

#### Background

The existing property consists of 3 residential and commercial mixed use buildings and is zoned Community Commercial (CC). A majority of the site is the existing Dream Island Mobile Home Park with the buildings we are requesting a conditional use for making up approximately 1.7% of the land area. The existing gun shop is unaffected by this submittal.

The Owner is asking to convert the use of all 3 buildings to long term residential rental which is currently not allowed on the ground floor of buildings fronting on Lincoln Avenue in the Community Commercial (CC). Nightly rental is currently allowed on the ground floor facing Lincoln Avenue in the CC zone.

The existing buildings have the following existing and proposed breakdown:

Building	Existing	Proposed
Building A	2 Residential Units 1 Garage Unit 1 Retail Unit -previously 5 units	6 Residential Units 1 Residential ADA Unit
Building B	11 Residential Units 1 Storage Unit	12 Residential Units
Building C	11 Residential Units	10 Residential Units 1 Residential ADA Unit
Total	23 Residential Units 1 Garage Unit 1 Retail Unit 1 Storage Unit	28 Residential Units 2 Residential ADA Units  30 Residential Units

Section 707.C Criteria for approval – Narrative

Item 1. The building was used for long term / monthly rental when the Owner purchased the property in 1991. There is a letter attached from the Owner confirming that information. Other than the 5 units that made up the old photo shop, the rest of the units have been monthly / long term rental providing housing for seasonally employees and residents with low or fixed incomes.

The use is compatible with the mobile home park that makes up a majority of the property. To the east is a city park and to the south is the Yampa River. To the north is a steep hillside that has not been developed but has residential neighborhoods to the west on the bluff above.

Item 2. The proposed use is consistent with the existing residential units in the mobile home park. The conversion of the existing non-residential units in the three buildings will create a continuous residential use in the buildings without the current intermix of commercial spaces. The existing commercial structure on the Lincoln Avenue side of the access road will remain a commercial / retail use.

Item 3. Again, the proposed will be an extension of the existing residential units / use to the west of the subject buildings. The remaining commercial / retail space is physically separated from the residential use.

Item 4. The existing / proposed use and existing structures comply with the development standards of the CC zoning district with the exception of the following:

- The existing buildings have a greater setback than the maximum 20' allowable. They average about 180' off the Lincoln Avenue property line.
- Existing ground floor ceiling heights average 8'-0" instead of the required 14'-0"

Additional information:

Work Force parking requirement 1 space per unit. There are 30 proposed dwelling units and 40 existing parking spaces.

Unit sizes vary from 228 SF – 354 SF with a majority of the units approximately 288 SF

The intent of the Owner is to upgrade the existing 1950's motel units with existing wet bar kitchens. The Owner is proposing to gut the existing units, install new insulation, replace the remaining original windows with new units, install new electrical wiring and heating units, install new bathrooms, galley kitchens and interior finishes.

See attached letter from the Owner regarding the history of the long term residential usage.

See attached letter form the Steamboat Springs Planning Department regarding the review on the existing development, including the buildings in this submittal.



# Development Plan of An Interior Renovation for Dream Island

Steamboat Springs, Colorado

Attachment 3

## CODE ANALYSIS

### LEGAL DESCRIPTION

TRS IN S2NE4, N2SE4, SE4SE4 SEC 7-6-84  
TOTAL: 14. Total Acres: 12.23

### PROJECT DESCRIPTION

The project is located at 1325 Dream Island Plaza, Ste 50, Steamboat Springs, Colorado. It will include a complete renovation of interior spaces in the three primary buildings so that (30) new studio dwellings can be constructed. There will be no changes to the existing exterior shell of the building except for the replacement of existing windows on the south (Yampa River) elevation, and North elevation of Building A. There will be no change to the existing building footprint.

### CODE COMPLIANCE

2009 International Building Code, 2009 International Existing Building Code, 2011 National Electrical Code, International Electrical Code, 2009 International Mechanical Code, 2009 International Fuel Gas Code, 2003 ANSI A117.1 and all amendments adopted by the City of Steamboat Springs

### LAND USE ZONING

CC (Community Commercial)

### OCCUPANCY TYPE

R1

### CONSTRUCTION TYPE

Existing Building Shell  
-Building End Walls: Type VA - 1 hr  
-Building Front/Rear Walls: Type VB, Non-rated

Interior Remodel-Unit Demising Walls: Type VA-1 hr

### FIRE SEPARATIONS

Between Dwelling Units (per 2009 IBC Table 602)  
-1 hr - Existing

Between Dwelling Units (per 2009 IBC Sec. 709.3)  
-1 hr - See Detail 2/A2.1

### DESIGN CRITERIA

Table R301.2(1) Climate & Geographic Design Criteria  
Roof Snow Load - 85 PSF  
Wind Speed - 90 MPH  
Seismic Design Category -  
Exempt per IBC 1613.1 and IRC R301.2.2  
Subject to Damage by Weathering - Severe  
Subject to Damage by Frostline Depth - 48 inches  
Subject to Damage by Termite - None to slight  
Subject to Damage by Decay - None to slight  
Winter Design Temperature - -15°F (-26°C)  
Ice Shield Underlayment Required - Yes  
Flood Hazard - FIRM, February 4, 2005  
Air Freeze Index - Steamboat 2239  
Mean Annual Temperature - 40° to 45°F

### BUILDING STATISTICS

<b>Building A; Single Story</b>	
Main Level Square Footage Breakdown	
Living (existing):	2,326 sf
Dwelling Units	7
<b>Building B; Single Story</b>	
Main Level Square Footage Breakdown	
Living (existing):	3,462 sf
Dwelling Units	11
<b>Building C; Single Story</b>	
Main Level Square Footage Breakdown	
Living (existing):	3,372 sf
Dwelling Units	11
Total Project Square Footage:	9,160 sf
Total Project Dwelling Unit Count	30

### ACCESSIBILITY

Group R1:  
(2) Accessible Units Required (Per 2009 IBC Sec. 1107.6.1)  
Type B Units provided as necessary (Per 2009 IBC Sec. 1107.6.2)

### PROJECT SETBACKS

Refer to the site plan for existing building location. The project does not include any expansion of the existing footprint.

### SITE STATISTICS

Site Area: ..... 12.23 A  
Building Envelope: ..... Existing  
Minimum Lot Area: ..... No minimum  
Lot Coverage: ..... No maximum  
FAR: ..... No maximum

Project Summary Table			
Gross Floor Area	9,160 SF		
Net Floor Area	7,995 SF		
Unit Size	VARIES FROM 251 SF TO 474 SF		
Number of Units	30 LIVING UNITS		
Zoning (existing and proposed)	CC		
Frontage	237'		
Use Breakdown	Description	Square Footage	# of Units
Principal Use	LIVING/HOUSING	9,160 SF	30
Accessory Use(s)			
Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Lot Area	12.23 A	No Change	N
Lot Coverage	1.7%	1.7%	N
Floor Area Ratio	9.433 SF	No Change	N
Building Height	LESS THAN 15'	No Change	N
Frontage Area Height	LESS THAN 15'	N/A	N
Front Setback	EXISTING, NOTED ON SP	N/A	N
Side Setback	EXISTING, NOTED ON SP	N/A	N
Upper Story Setback	N/A	N/A	N
Rear Setback	EXISTING, NOTED ON SP	N/A	N
Second Story Intensity	N/A	N/A	N
Parking	EXISTING, NOTED ON SP	N/A	N
Snow Storage	N/A	No Change	N

## DISCIPLINE

### OWNER

Ascentia  
c/o Steamboat Architectural Associates (SAA)  
345 Lincoln Avenue, Suite 200  
P.O. Box 772910  
Steamboat Springs, Colorado 80477  
Phone: 970.879.0819  
Fax: 970.879.3406  
Email: SAA@steamboatarchitectural.com  
Contact: William J. Rangitsch

### ARCHITECT

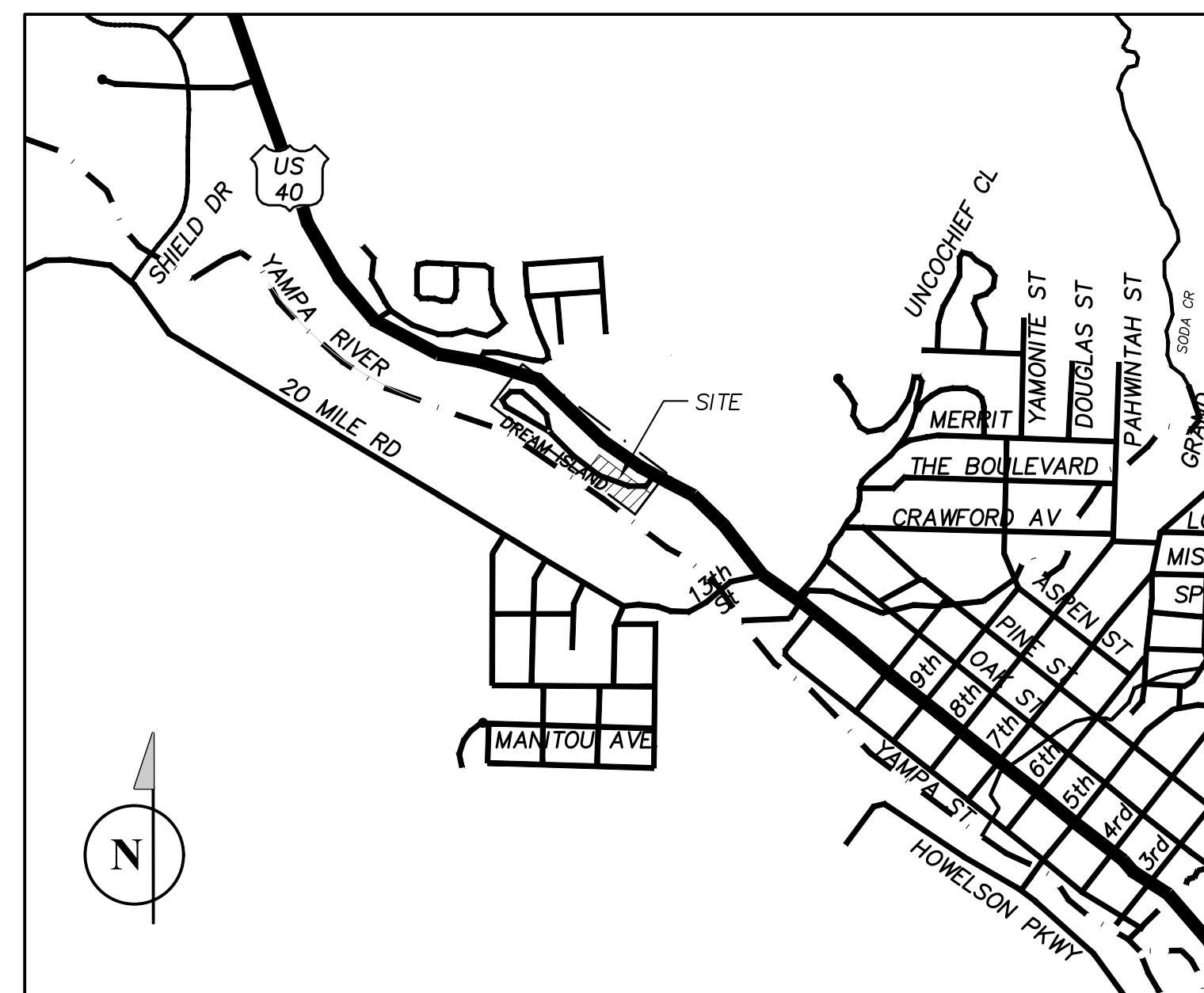
Steamboat Architectural Associates (SAA)  
345 Lincoln Avenue, Suite 200  
P.O. Box 772910  
Steamboat Springs, Colorado 80477  
Phone: 970.879.0819  
Fax: 970.879.3406  
Email: SAA@steamboatarchitectural.com  
Contact: William J. Rangitsch

## SHEET INDEX

### ARCHITECTURAL DRAWINGS

- A0.0 Cover Sheet
- 15-9009 Site Plat
- A0.1 Architectural Existing Conditions
- A1.0 Site Plan
- A2.0 Building A Floor Plan, Building B Floor Plan
- A2.1 Building C Floor Plan, Details
- A3.0 Building A Elevations, Building B Elevations
- A3.1 Building C Elevations, Sections

## VICINITY MAP



### ADDITIONAL NOTES

Contractor and Subcontractor shall be responsible for local code compliance, technical data and system component design as required for design.

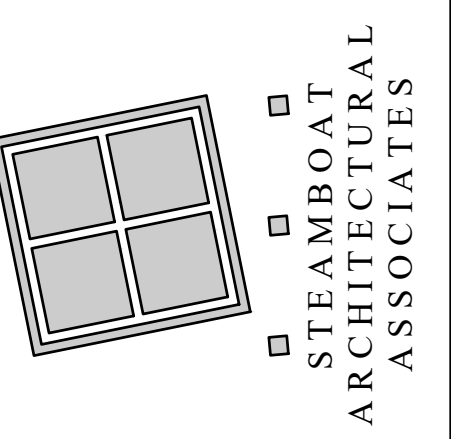
## SUBMISSION

Development Plan - Conditional Use  
Planning Submittal

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY.  
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ELEVATION  
DISCIPLINE  
SHEET INDEX  
CODE ANALYSIS  
VICINITY MAP  
SUBMISSION

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steamboat springs, co. 80477

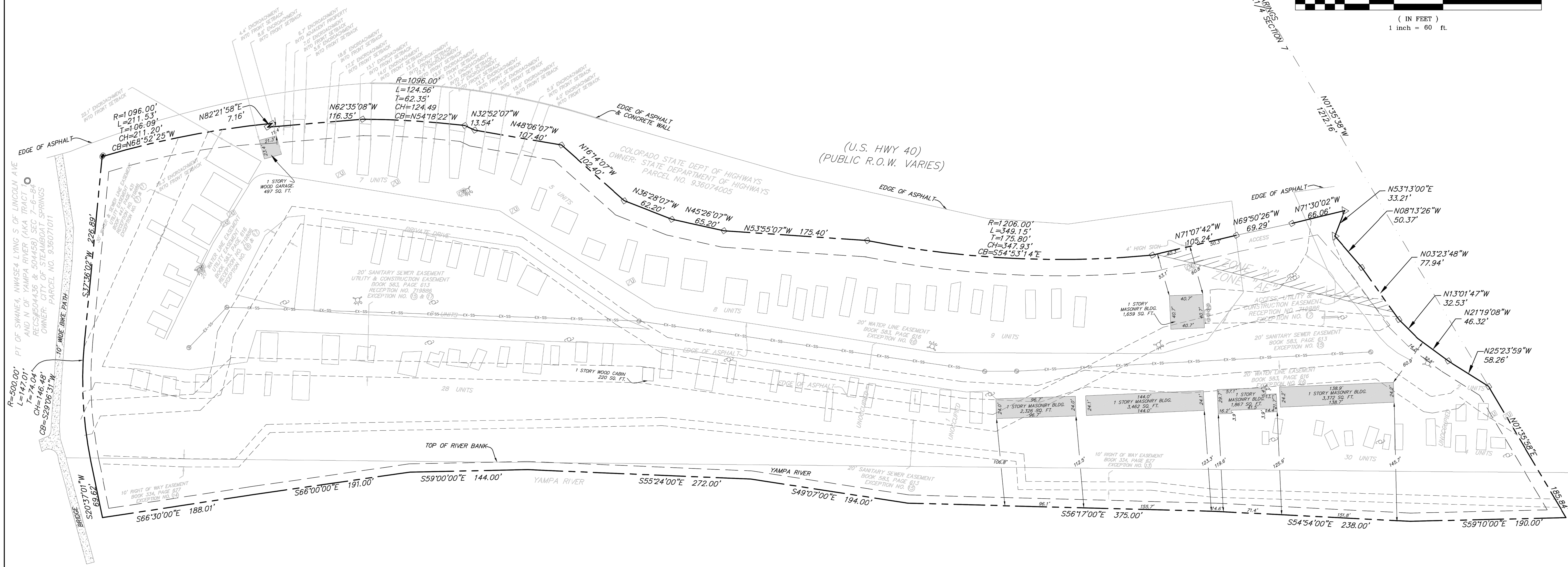
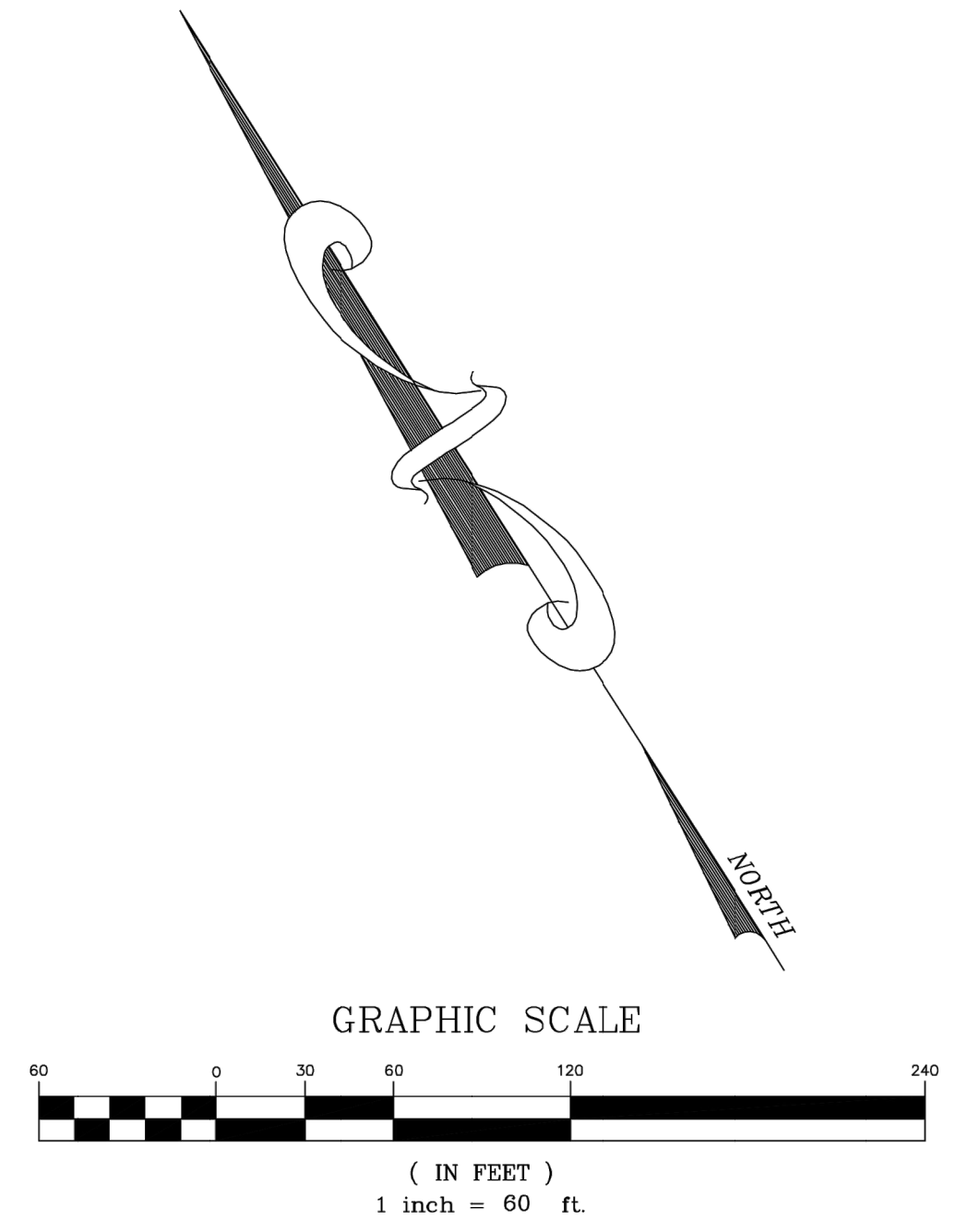


An Interior Renovation for  
**Dream Island**  
1325 Dream Island Plaza  
Steamboat Springs, Colorado

2 MAR 18  
**A0.0**  
3.17-28

**LEGEND**

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING SETBACK LINE
- EXISTING WATER LANE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD ELECTRIC LINE
- UTILITY PEDESTAL
- SANITARY SEWER MANHOLE
- FOUND #5 REBAR MARKED ILLEGIBLY
- FOUND YELLOW PLASTIC CAP MARKED "LS 13221"
- FOUND NAIL & TAG MARKED ILLEGIBLY
- FOUND ALUMINUM CAP MARKED "C DOT"
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- LIGHT
- TRANSFORMER PAD
- STORM MANHOLE
- WATER MANHOLE
- UTILITY POLE
- BOLLARD
- SIGN



R=500.00'  
L=14.01'  
T=74.04'  
CH=146.46'  
CB=S29°06'31\"/>

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



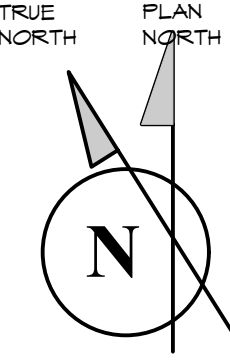
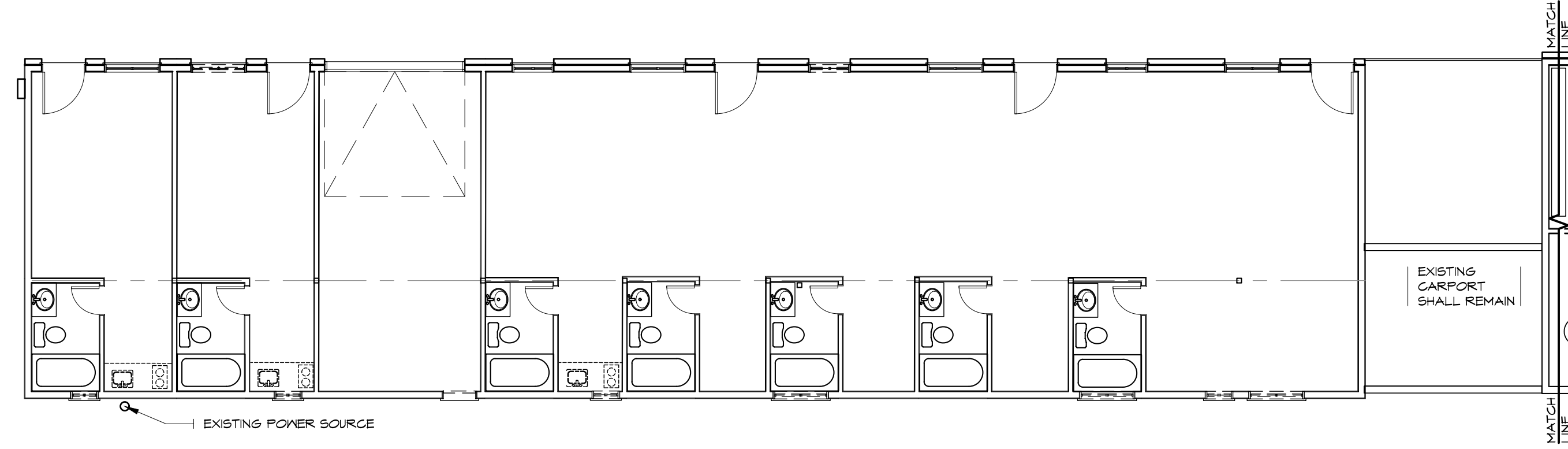
NO.	DATE	PER CLIENTS COMMENTS	REVISION	BY
1	6/22/15			SAB

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CIVIL ENGINEERS & SURVEYORS  
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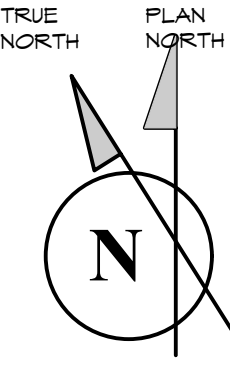
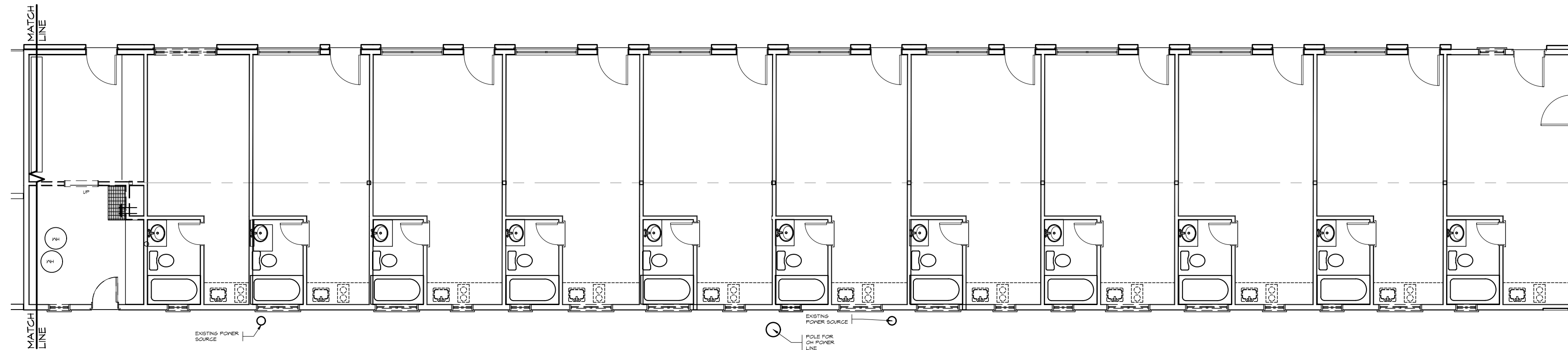
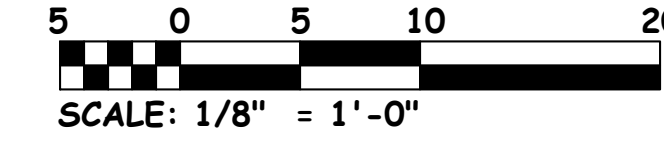
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**ALTA/ACSM LAND TITLE SURVEY**  
DREAM ISLAND MOBILE HOME PARK  
1315 DREAM ISLAND PLAZA  
CITY OF STEAMBOAT SPRINGS  
COUNTY OF ROUTT, COLORADO

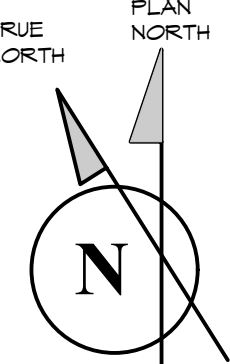
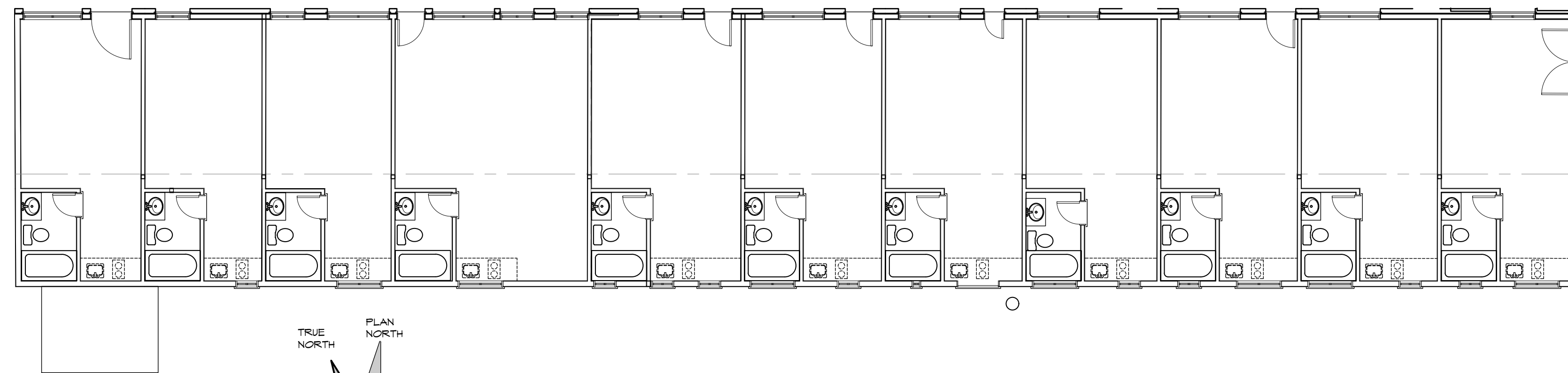
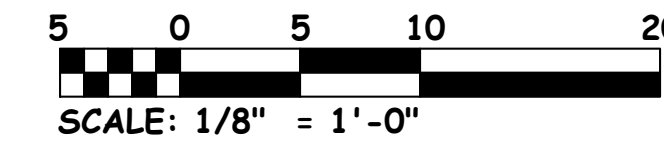
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DRAWN BY:	SAB
CHECKED BY:	RGK
DATE ISSUED:	6-22-15
PROJECT NO.:	15-9009
SHEET NO.:	2 OF 2



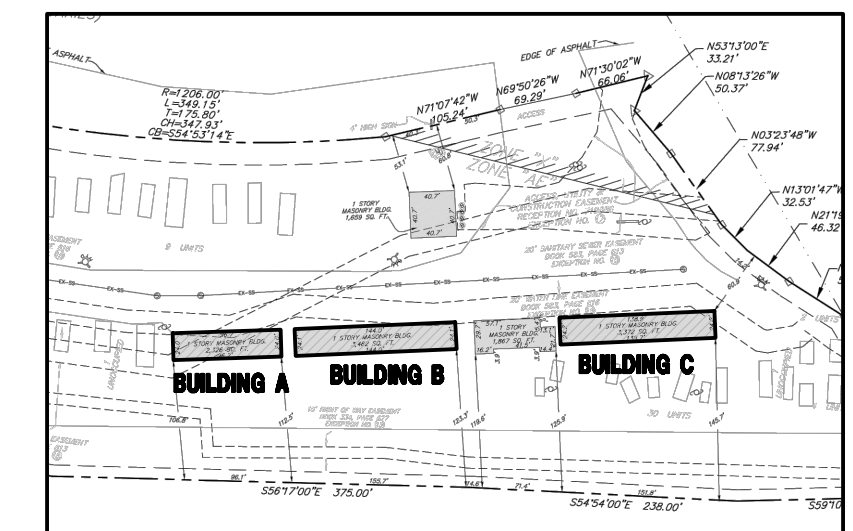
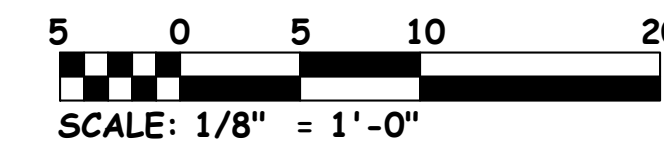
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 1/8" = 1'-0"  
 SEE A1.0  
 SQUARE FOOTAGE: 2,326 SF



**2 BUILDING 'B' EXISTING CONDITIONS**  
 1/8" = 1'-0"  
 SEE A1.0  
 SQUARE FOOTAGE: 3,462 SF



**1 BUILDING 'C' EXISTING CONDITIONS**  
 1/8" = 1'-0"  
 SEE A1.0  
 SQUARE FOOTAGE: 3,372 SF



**LEGEND**

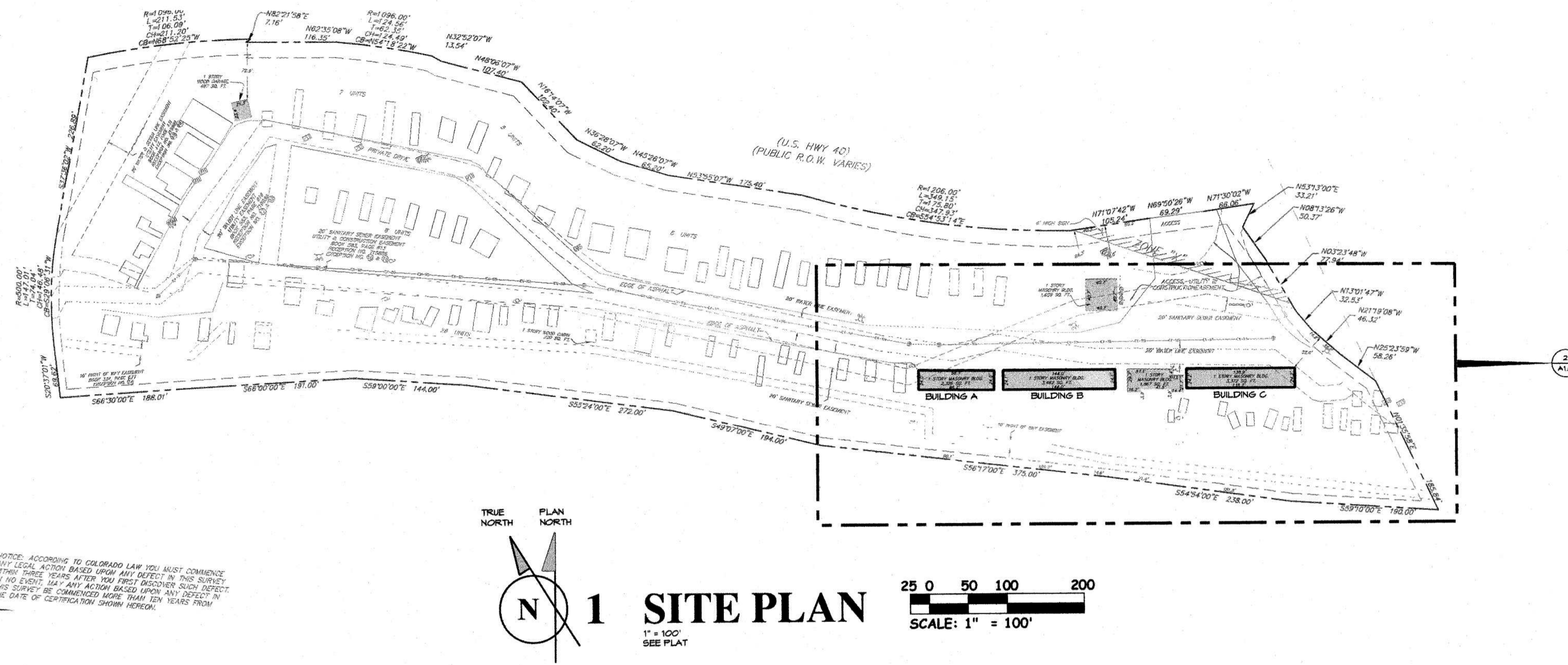
BUILDING 'A' EXISTING CONDITIONS  
 BUILDING 'B' EXISTING CONDITIONS  
 BUILDING 'C' EXISTING CONDITIONS

**William J. Rangitsch**  
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 p.o. box 772910 345 lincoln ave ste. 200  
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STEAMBOAT  
 ARCHITECTURAL  
 ASSOCIATES

An Interior Renovation for  
**Dream Island**  
 1325 Dream Island Plaza  
 Steamboat Springs, Colorado

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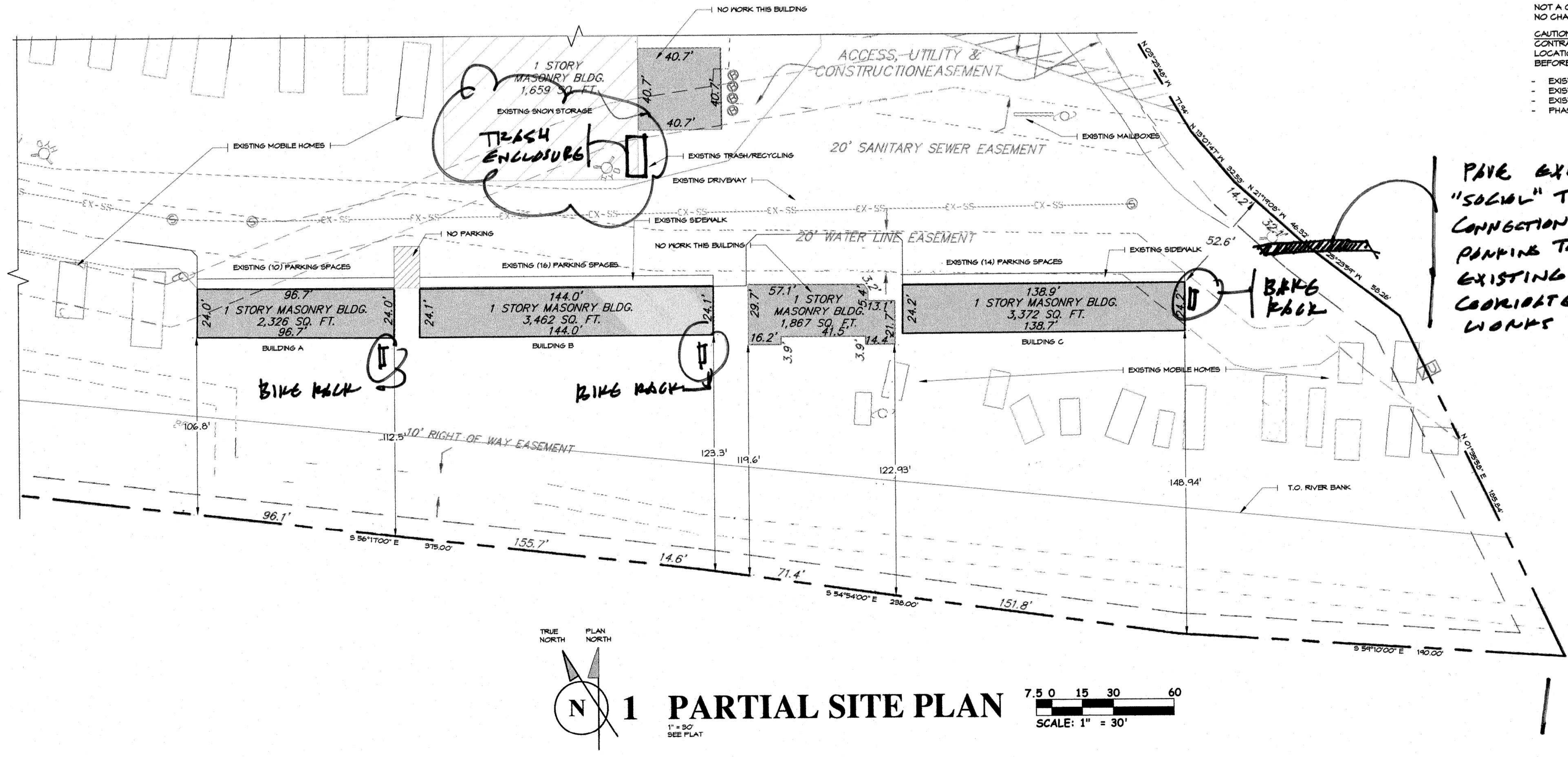
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# PROJECT NOTES

- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
- TEMPORARY SPACE HEATING SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE IN A SAFE, SENSIBLE MANNER WITH PERIODIC CHECKS TO ALL SYSTEMS.
- CONTRACTORS SHALL CARRY BUILDERS RISK, WORKMAN'S COMPENSATION, CONTRACTOR'S LIABILITY, PERSONAL INJURY, COMPREHENSIVE AUTOMOBILE AND PROPERTY DAMAGE INSURANCE. OWNER TO CARRY FIRE INSURANCE ON THE FRAMED STRUCTURE AND COMPLETED WORK IN PROGRESS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN OF THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES A PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT DIG - VERIFY LOCATION OF ALL UTILITIES BEFORE DIGGING.
- THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS INTO TYPES, SECTIONS, ARTICLES AND THE ARRANGEMENT OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUB-CONTRACTORS, OR IN ESTABLISHING THE WORK TO BE PERFORMED BY ANY TRADE.
- CONTRACTOR TO INVESTIGATE EXISTING CONDITIONS PRIOR TO PERFORMING ANY REMOVALS. PROVIDE TEMPORARY SUPPORT OF EXISTING STRUCTURE AS REQUIRED.
- CONTRACTOR TO COORDINATE AS REQUIRED FOR REMODEL AND ADDITIONS, CUT, PATCH AND REPAIR AS REQUIRED FOR REMODEL AND ADDITIONS.
- (CITY ONLY) ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

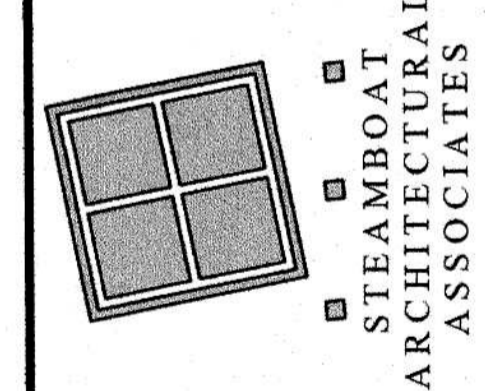
# SITE NOTES

- NOT A CERTIFIED PLAT  
 NO CHANGES TO EXISTING GRADE
- CAUTION:  
 CONTRACTOR TO VERIFY LOCATION OF ALL UTILITY LINES BEFORE DIGGING.
- EXISTING DRIVEWAYS
  - EXISTING PARKING
  - EXISTING SITE LIGHTING
  - PHASING - NOT APPLICABLE



SITE PLAN  
 PROJECT NOTES  
 PROJECT NOTES  
 SITE NOTES

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 steamboat springs, co. 80477



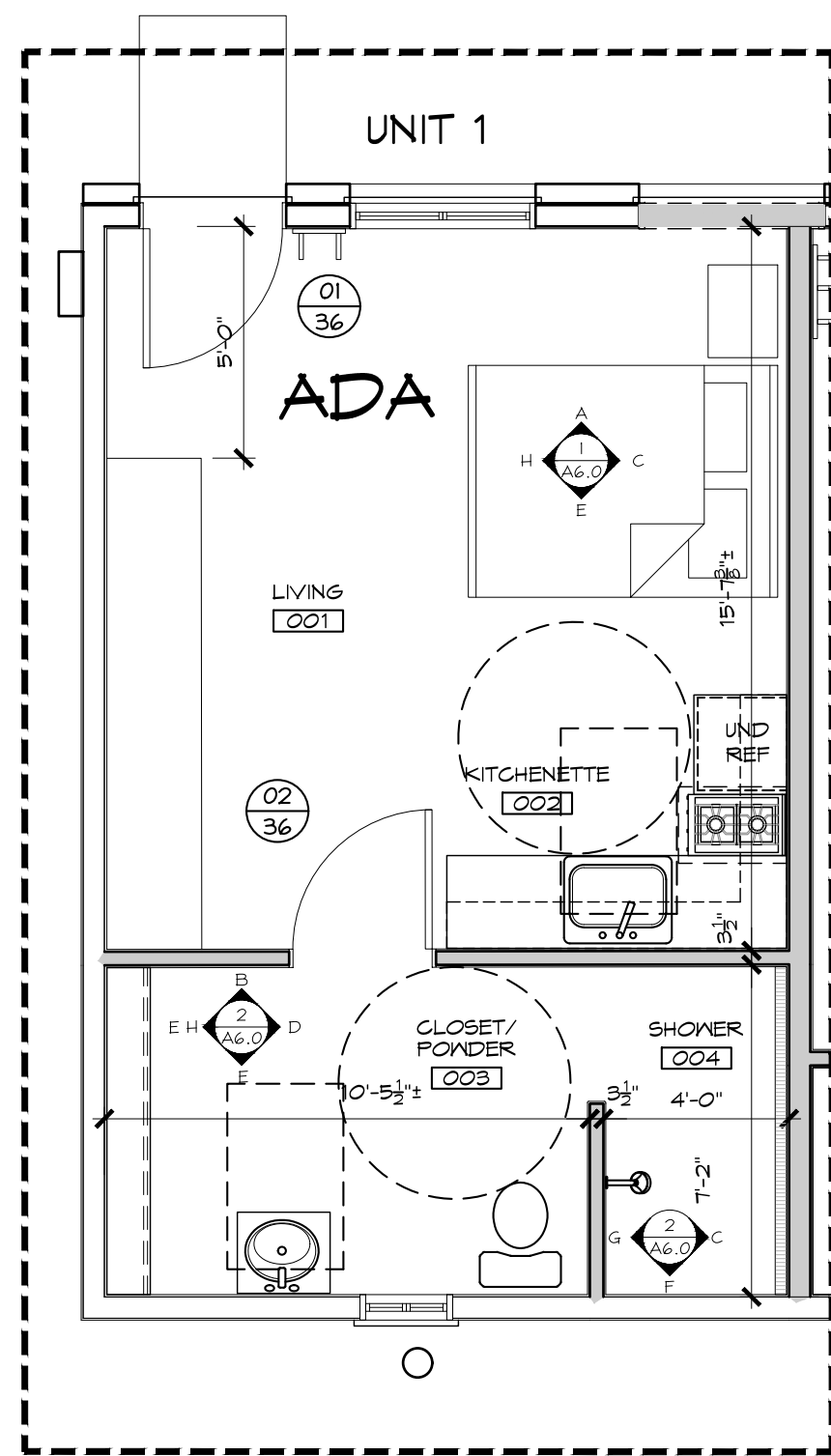
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 1313, 1317 Dream Island Plaza  
 Steamboat Springs, Colorado

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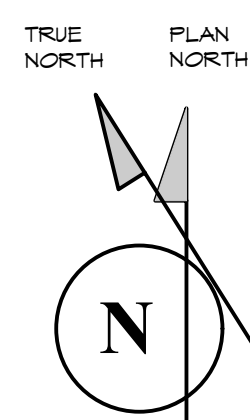
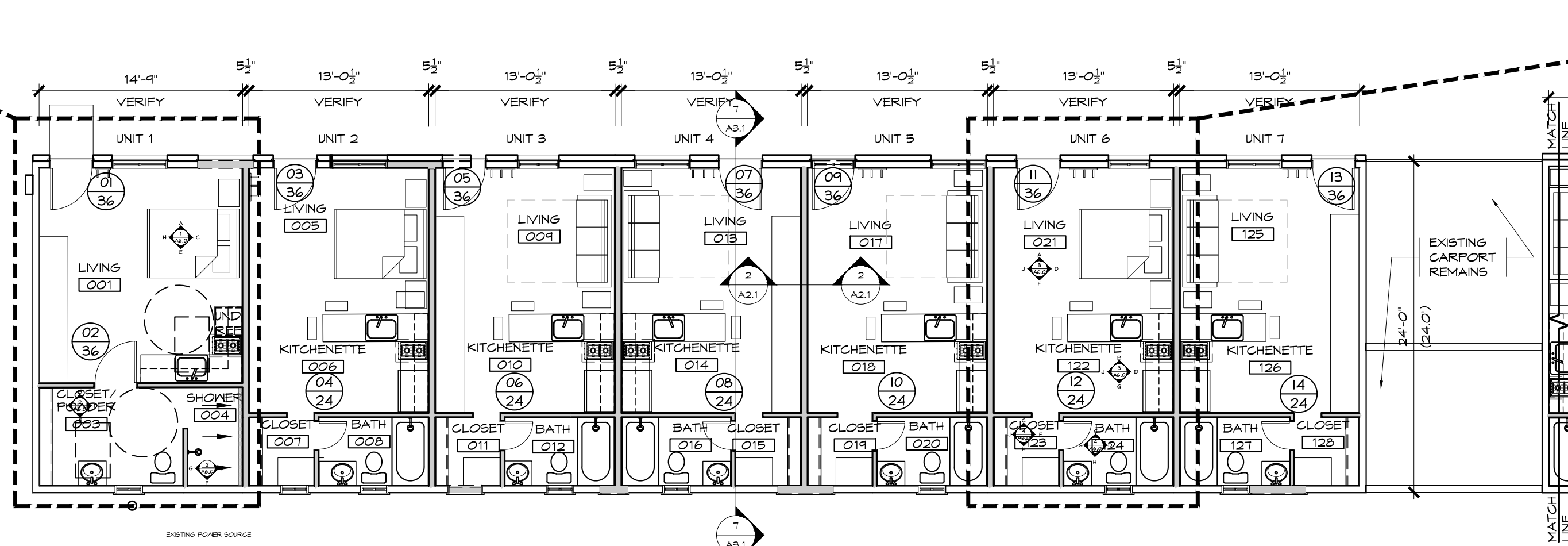
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17-28

REVISED  
 13 APRIL 2018

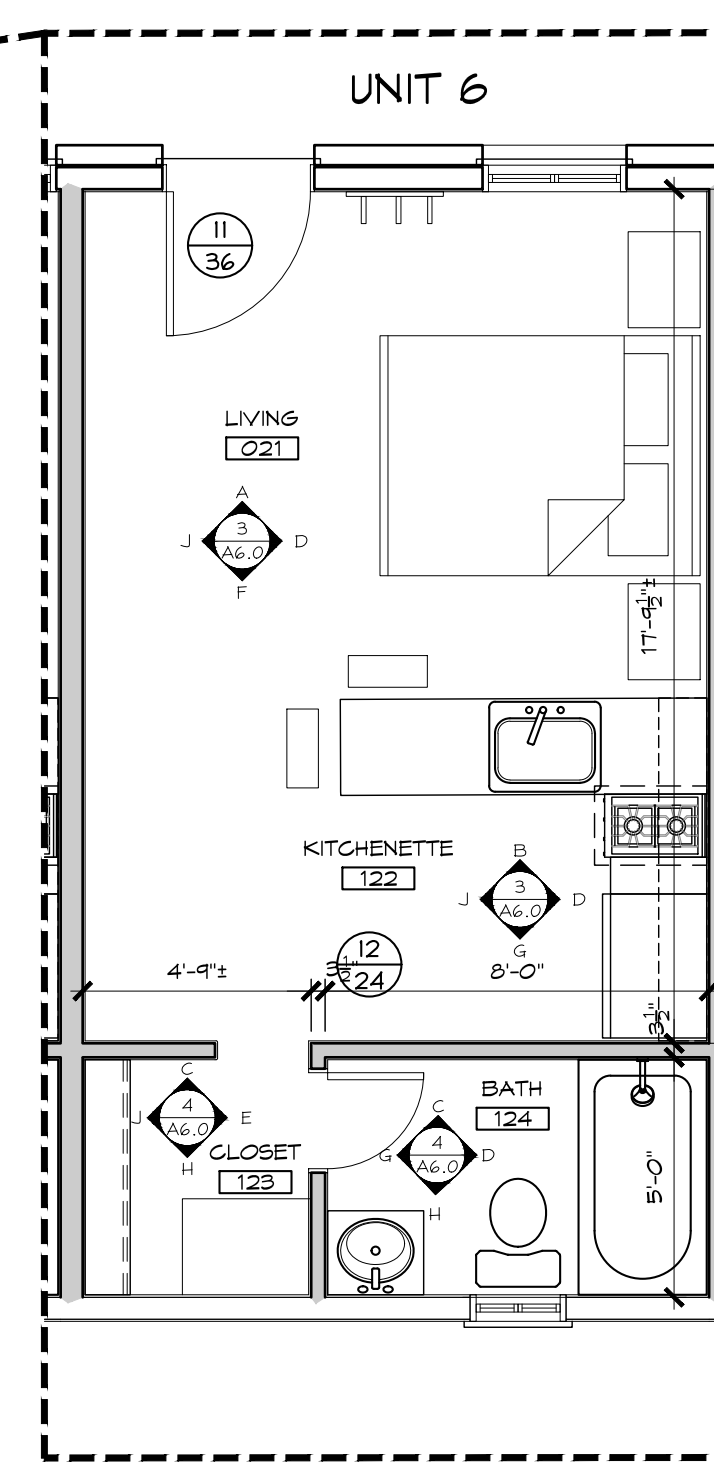
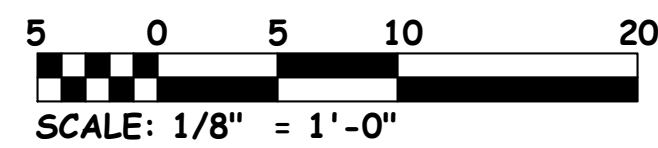


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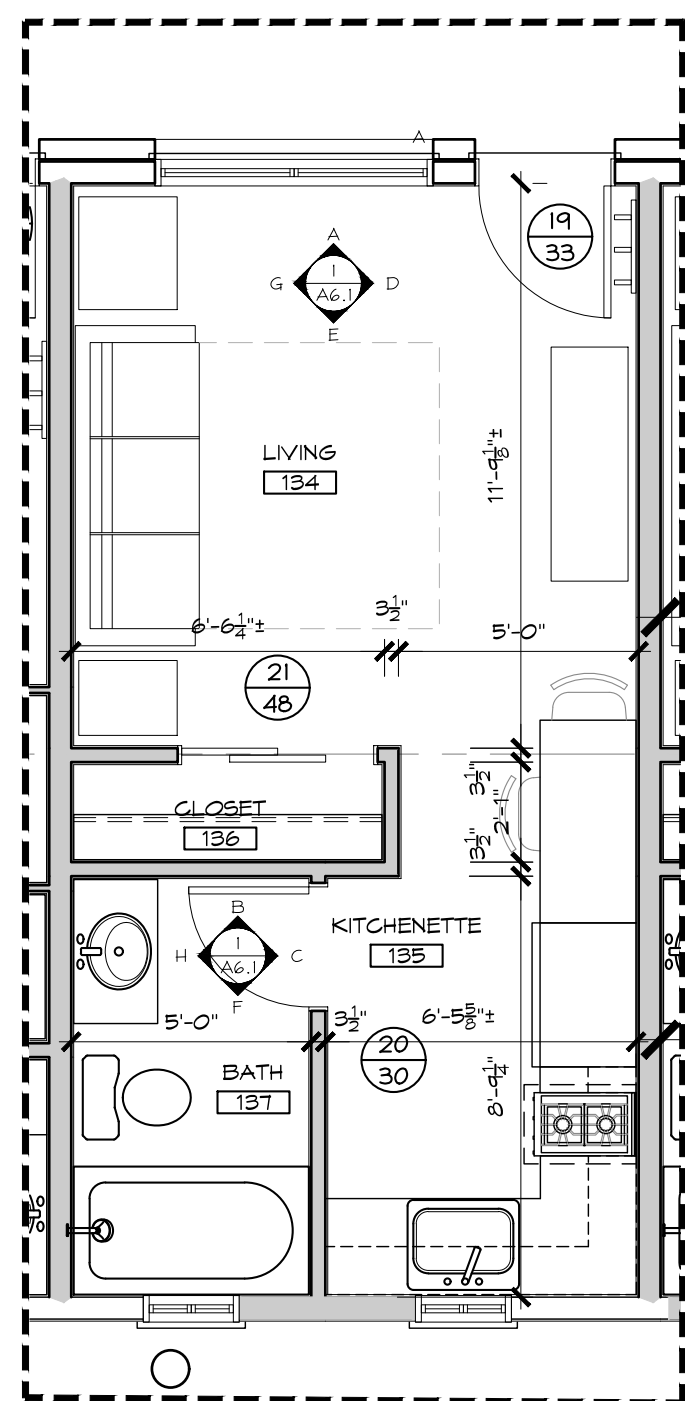


# 1 BUILDING 'A' FLOOR PLAN

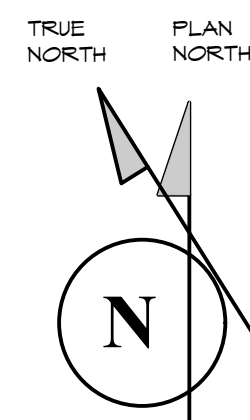
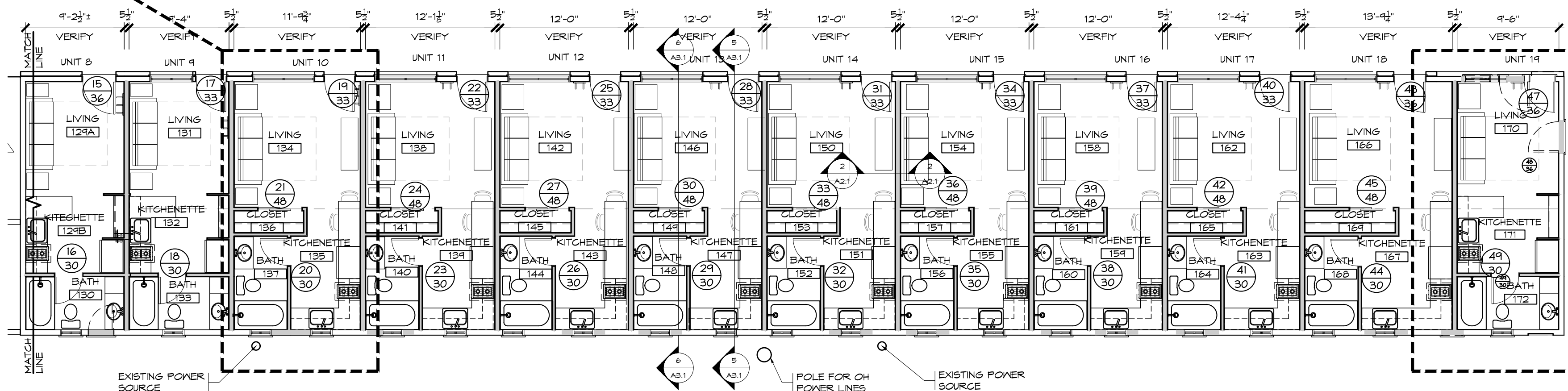
1/8" = 1'-0"  
SEE A1.0  
SQUARE FOOTAGE: 2,926 SF



B

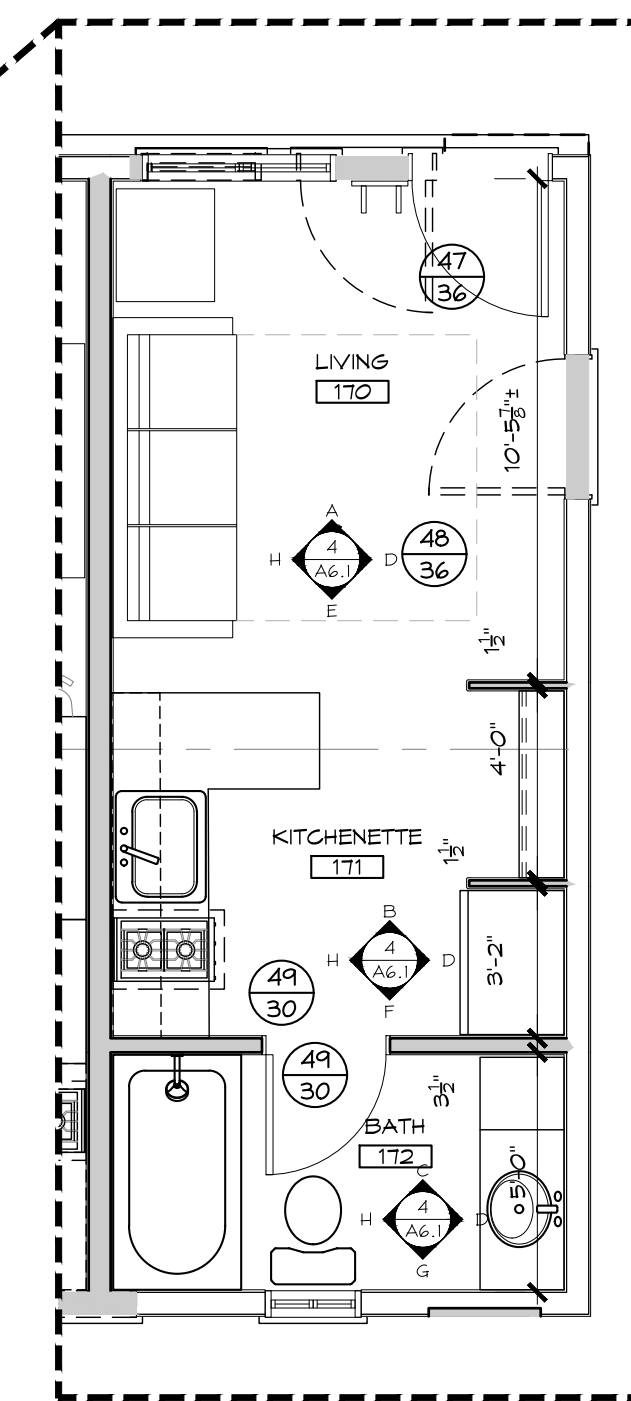
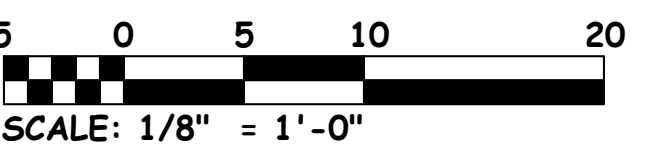


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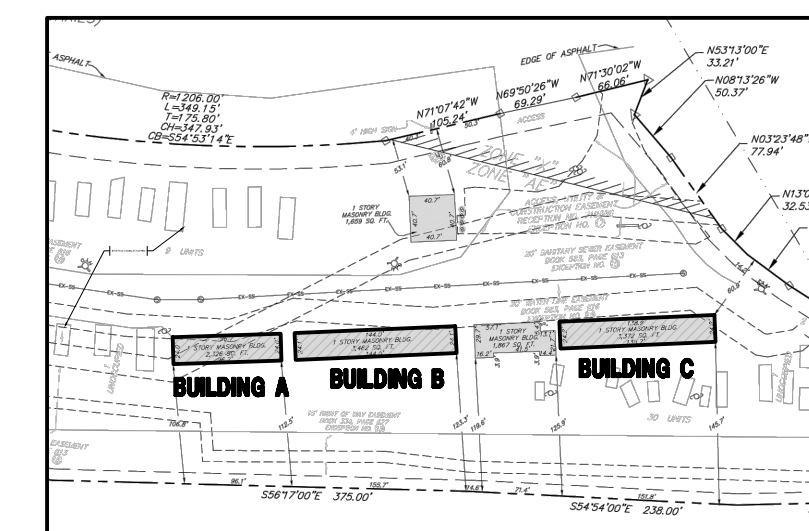


# 2 BUILDING 'B' FLOOR PLAN

1/8" = 1'-0"  
SEE A1.0  
SQUARE FOOTAGE: 3,462 SF



D



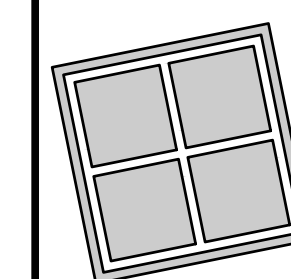
LEGEND

Development Plan - Conditional Use  
Planning Submittal

BUILDING 'A' FLOOR PLAN  
BUILDING 'B' FLOOR PLAN

William J. Rangitsch

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STEAMBOAT  
ARCHITECTURAL  
ASSOCIATES

An Interior Renovation for  
**Dream Island**

1325 Dream Island Plaza  
Steamboat Springs, Colorado

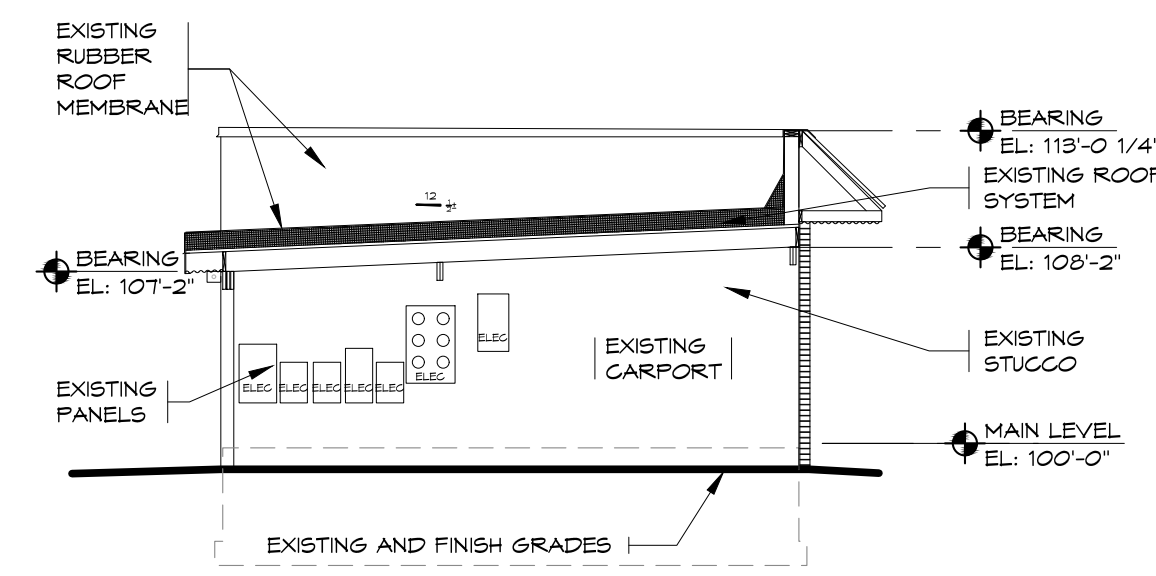
2 MAR 18

**A2.0**

9.17-28

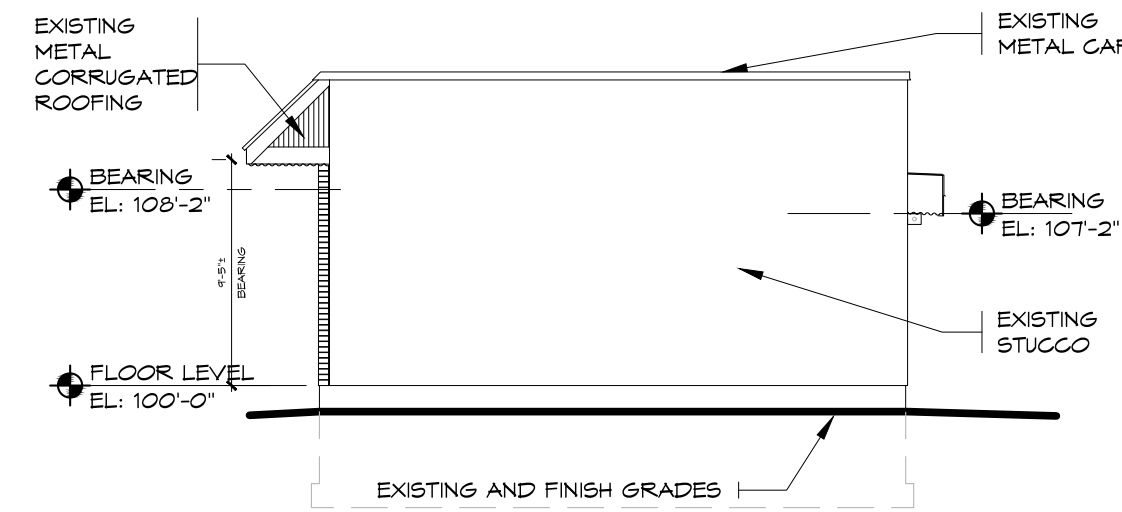
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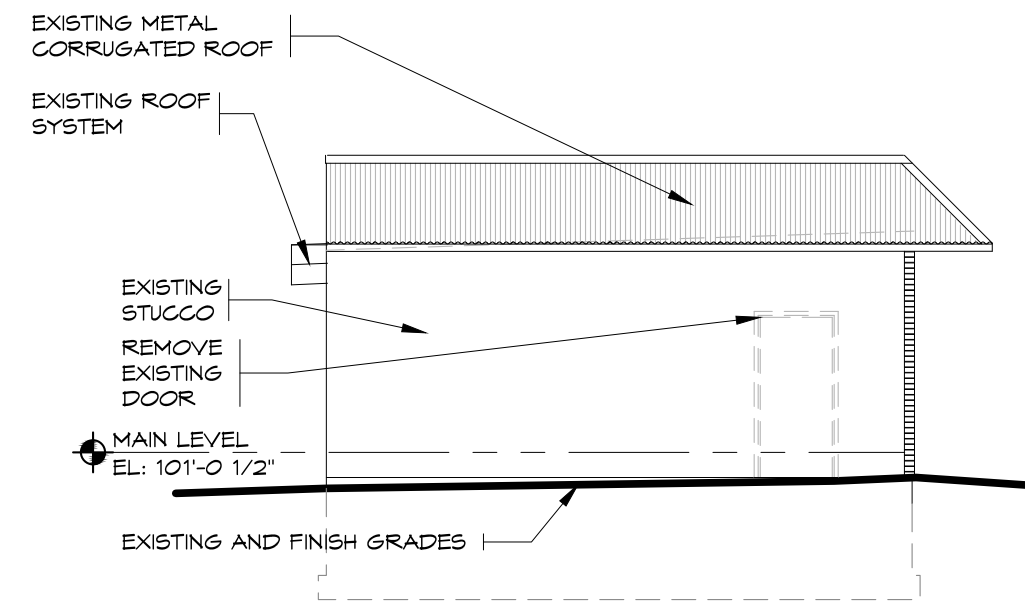
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1/8" = 1'-0"  
SEE A1.0



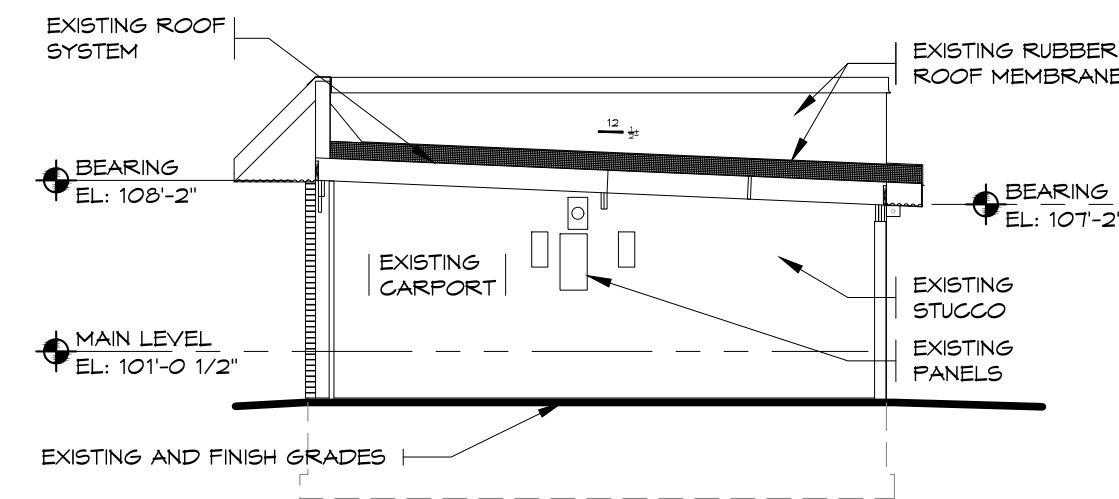
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SEE A1.0



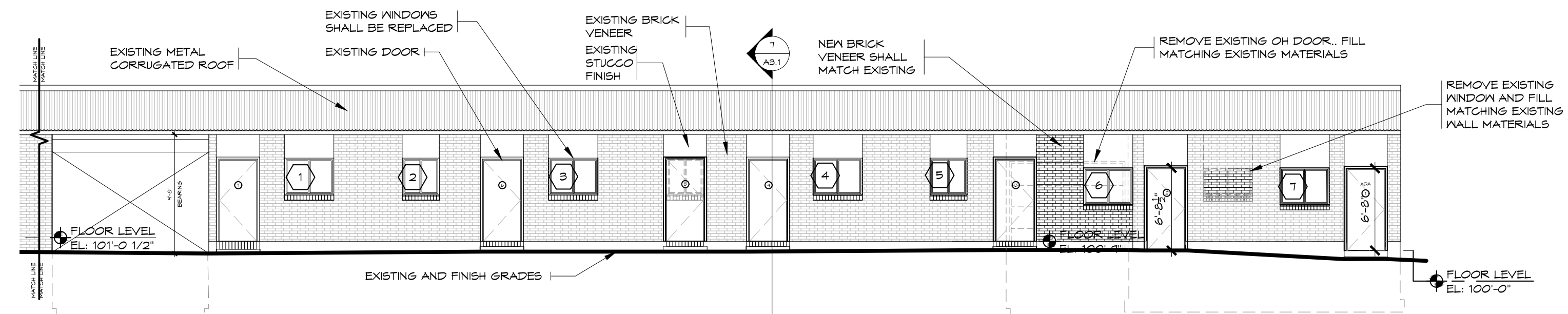
# 5 EAST ELEVATION

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SEE A1.0



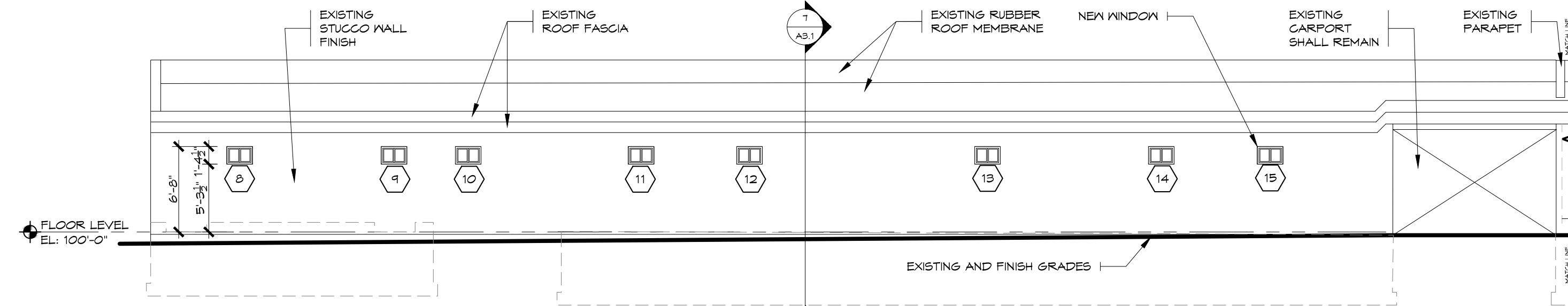
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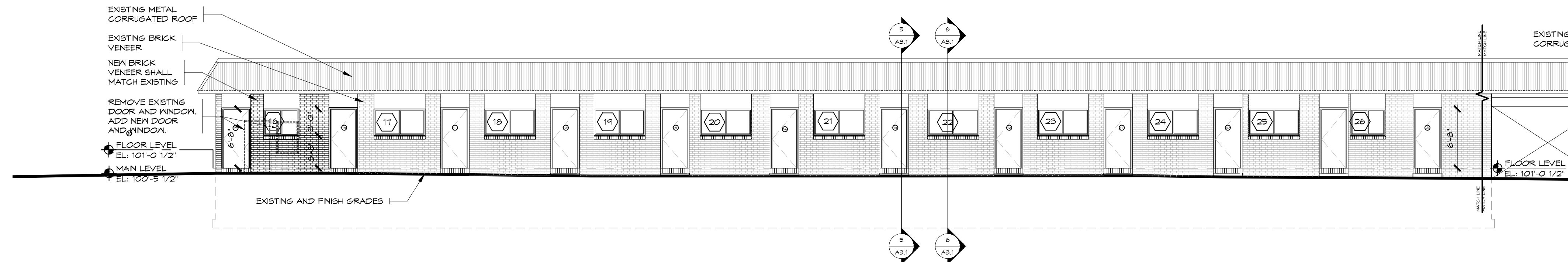
# 2 NORTH ELEVATION

1/8" = 1'-0"  
SEE A1.0



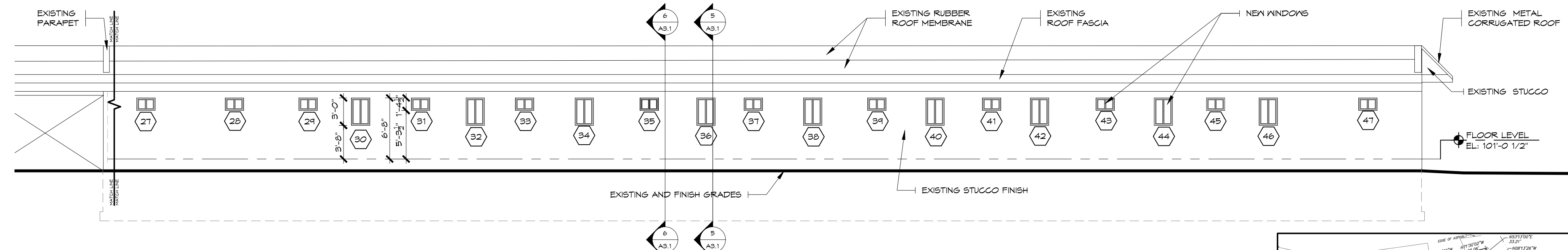
# 4 SOUTH ELEVATION

1/8" = 1'-0"  
SEE A1.0



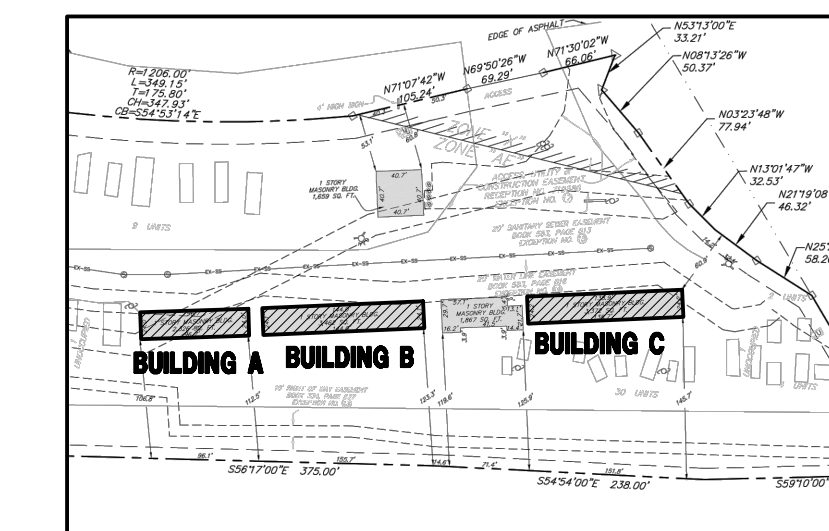
# 6 NORTH ELEVATION

1/8" = 1'-0"  
SEE A1.0



# 8 SOUTH ELEVATION

1/8" = 1'-0"  
SEE A1.0



LEGEND

Development Plan - Conditional Use  
Planning Submittal

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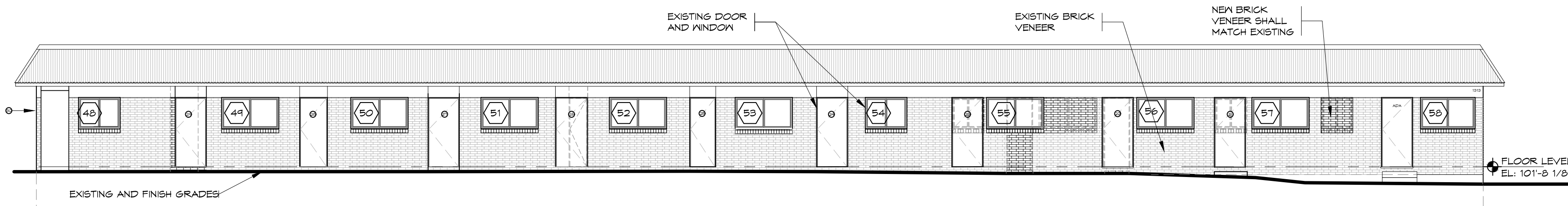
BUILDING A ELEVATIONS  
BUILDING B ELEVATIONS

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steamboat springs, co. 80477

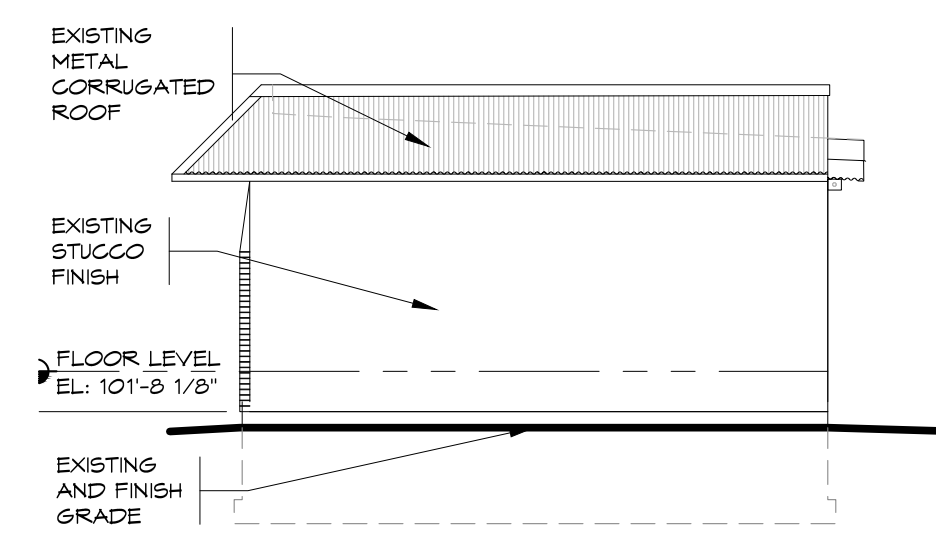
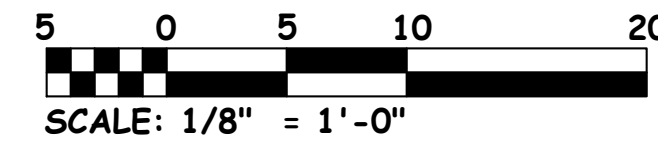
**STEAMBOAT ARCHITECTURAL ASSOCIATES**

An Interior Renovation for  
**Dream Island**  
1325 Dream Island Plaza  
Steamboat Springs, Colorado

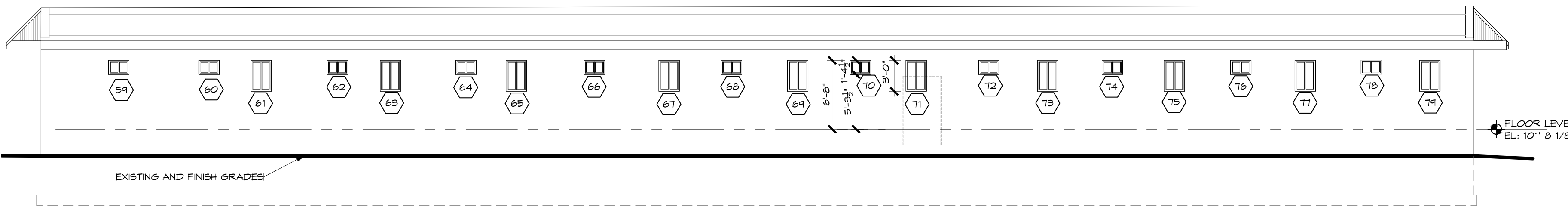
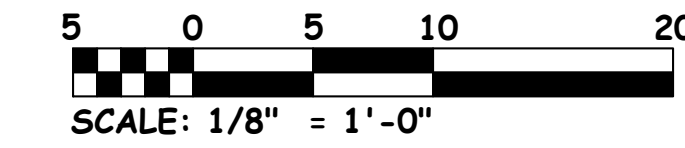
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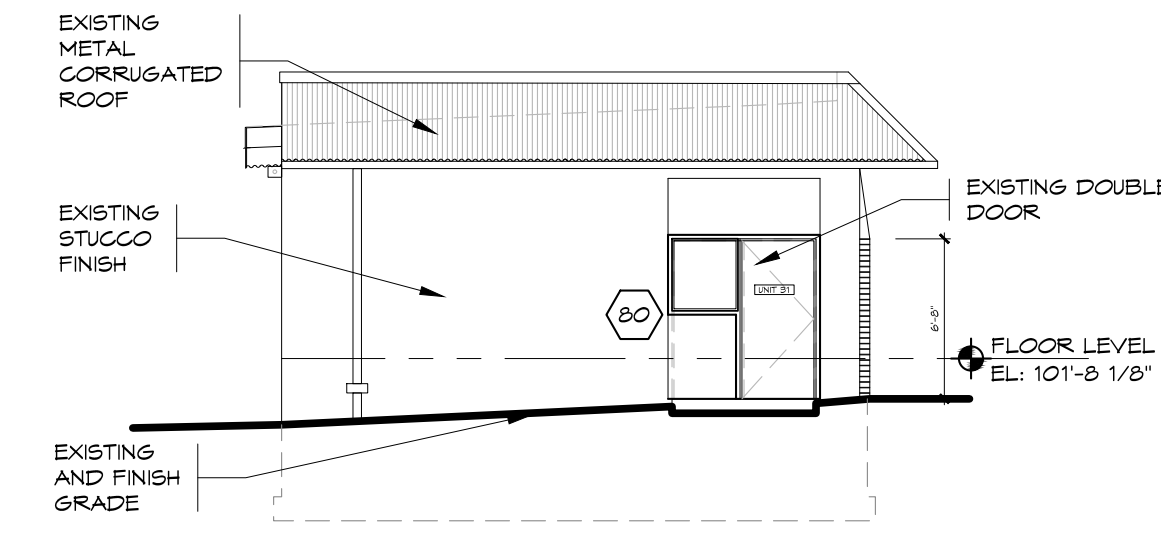
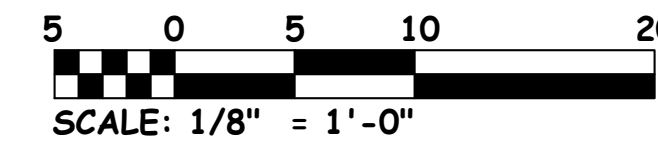
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 BUILDING C  
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 SEE A1.0  
 NO CHANGES TO EXISTING MATERIALS OR COLORS



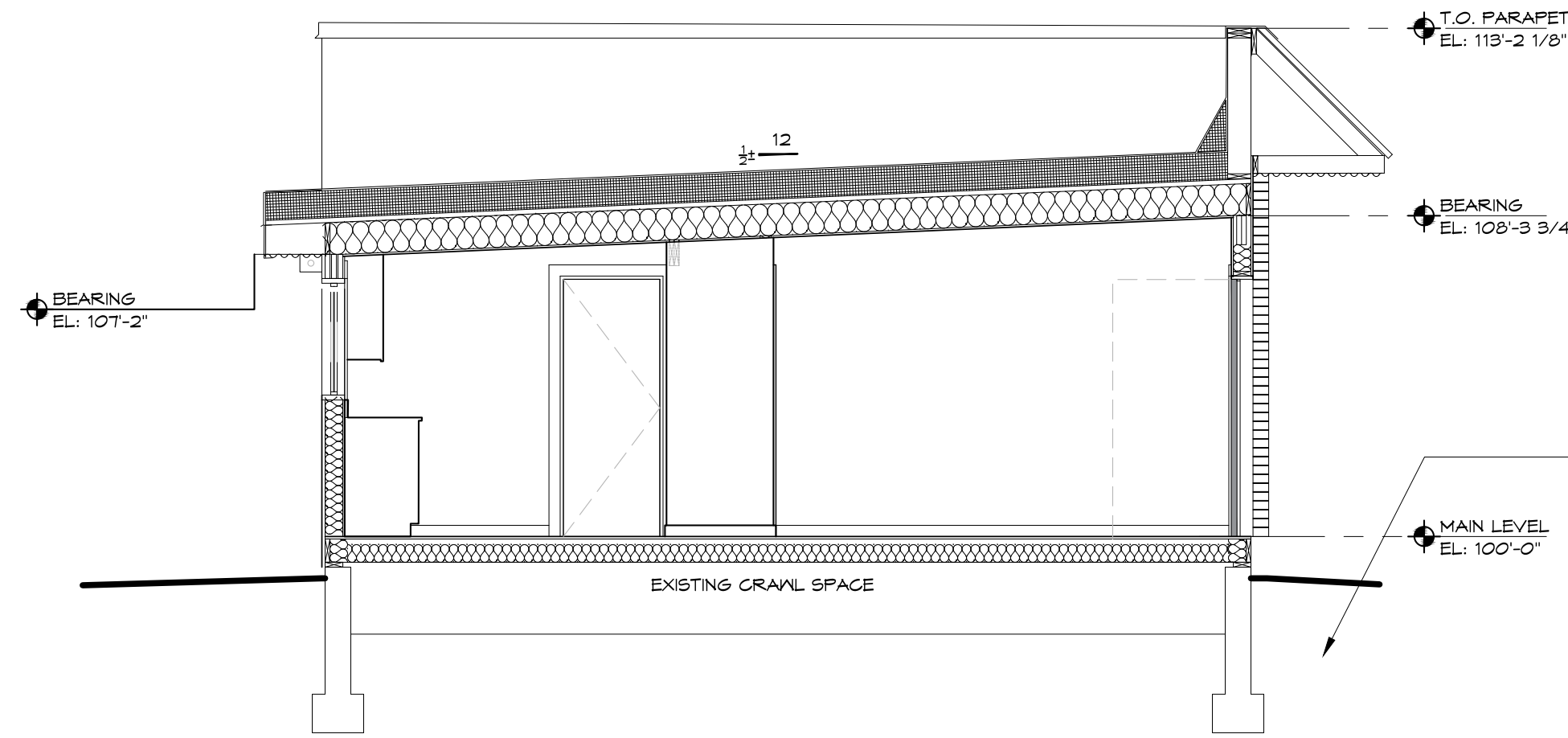
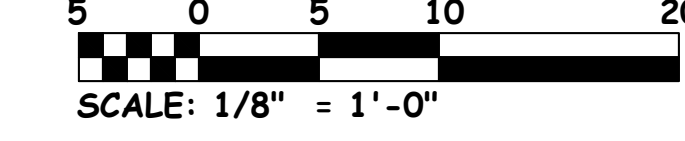
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 SEE A1.0



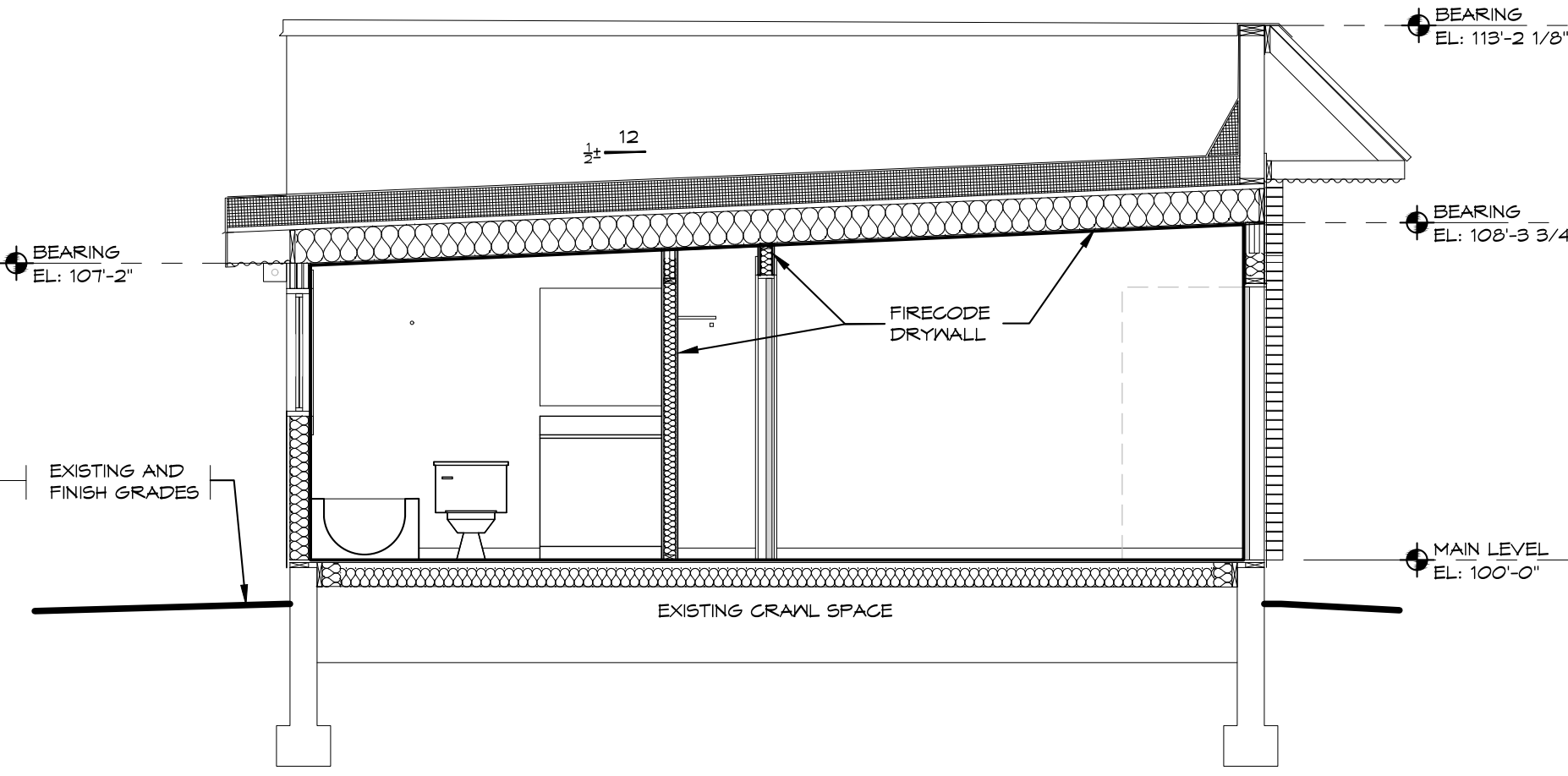
**3 SOUTH ELEVATION**  
 BUILDING C  
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 SEE A1.0  
 NEW WINDOWS THIS ELEVATION MATCH WINDOWS ON BLDG A & B | NO CHANGES TO EXISTING MATERIALS OR COLORS



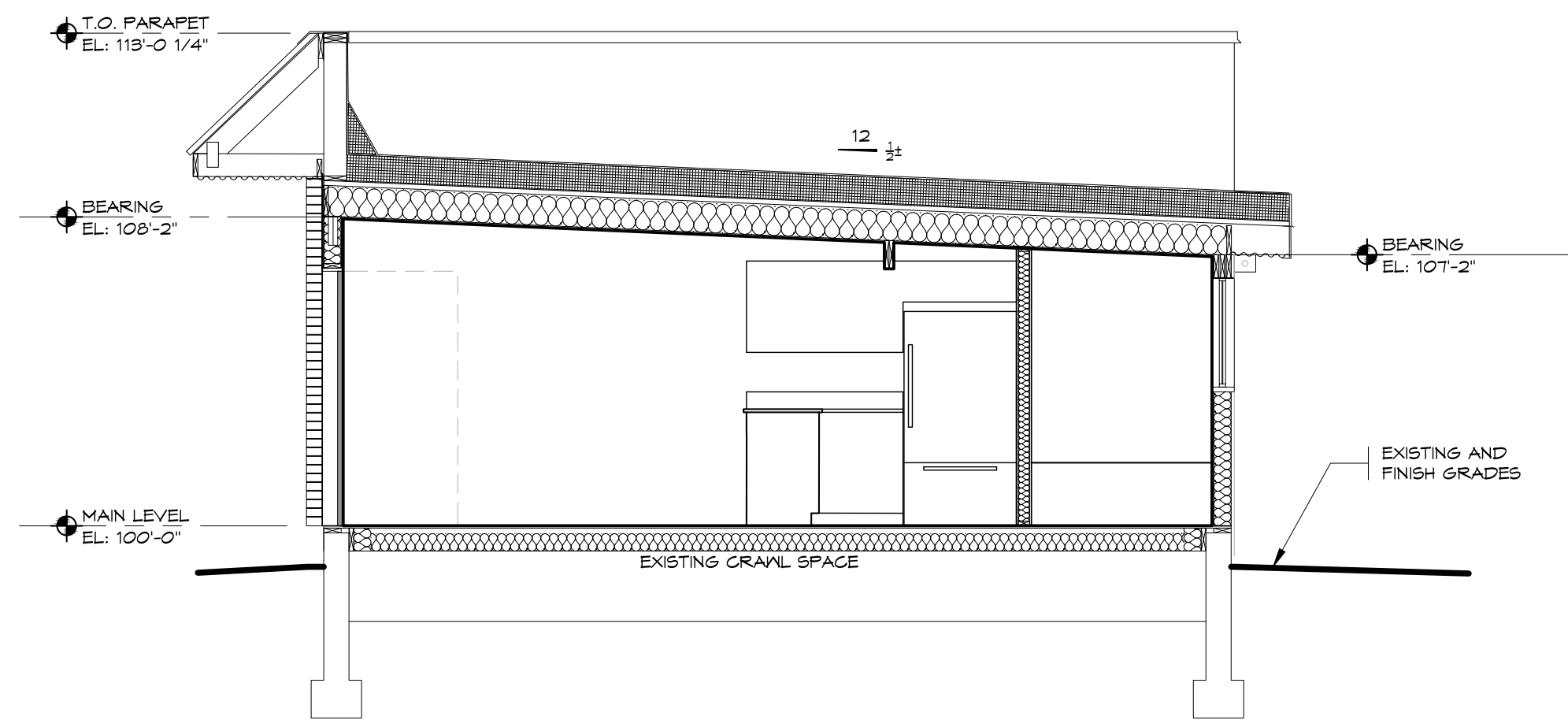
**4 EAST ELEVATION**  
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 SEE A1.0



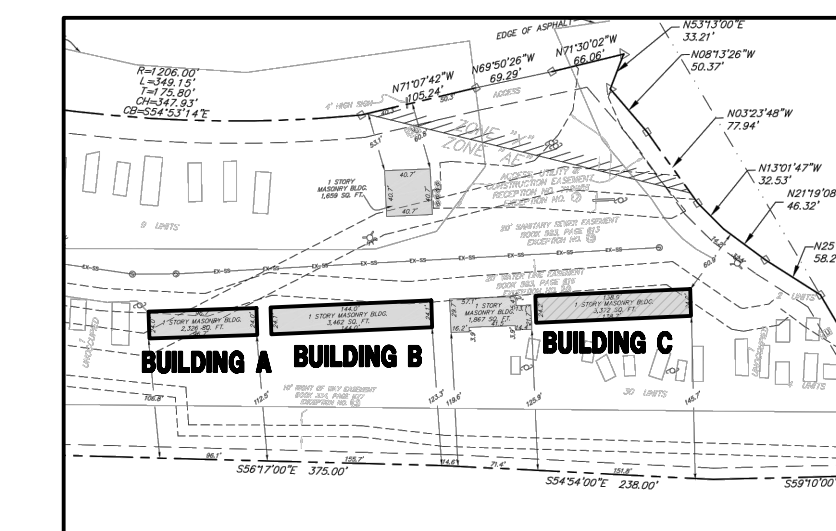
**5 SECTION**  
 BUILDING B UNIT 117  
 1/4" = 1'-0"  
 SEE A1.0  
 SCALE: 1/4" = 1'-0"



**6 SECTION**  
 BUILDING B UNIT 117  
 1/4" = 1'-0"  
 SEE A1.0  
 SCALE: 1/4" = 1'-0"



**7 SECTION**  
 BUILDING A  
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 SEE A1.0  
 SCALE: 1/4" = 1'-0"



LEGEND

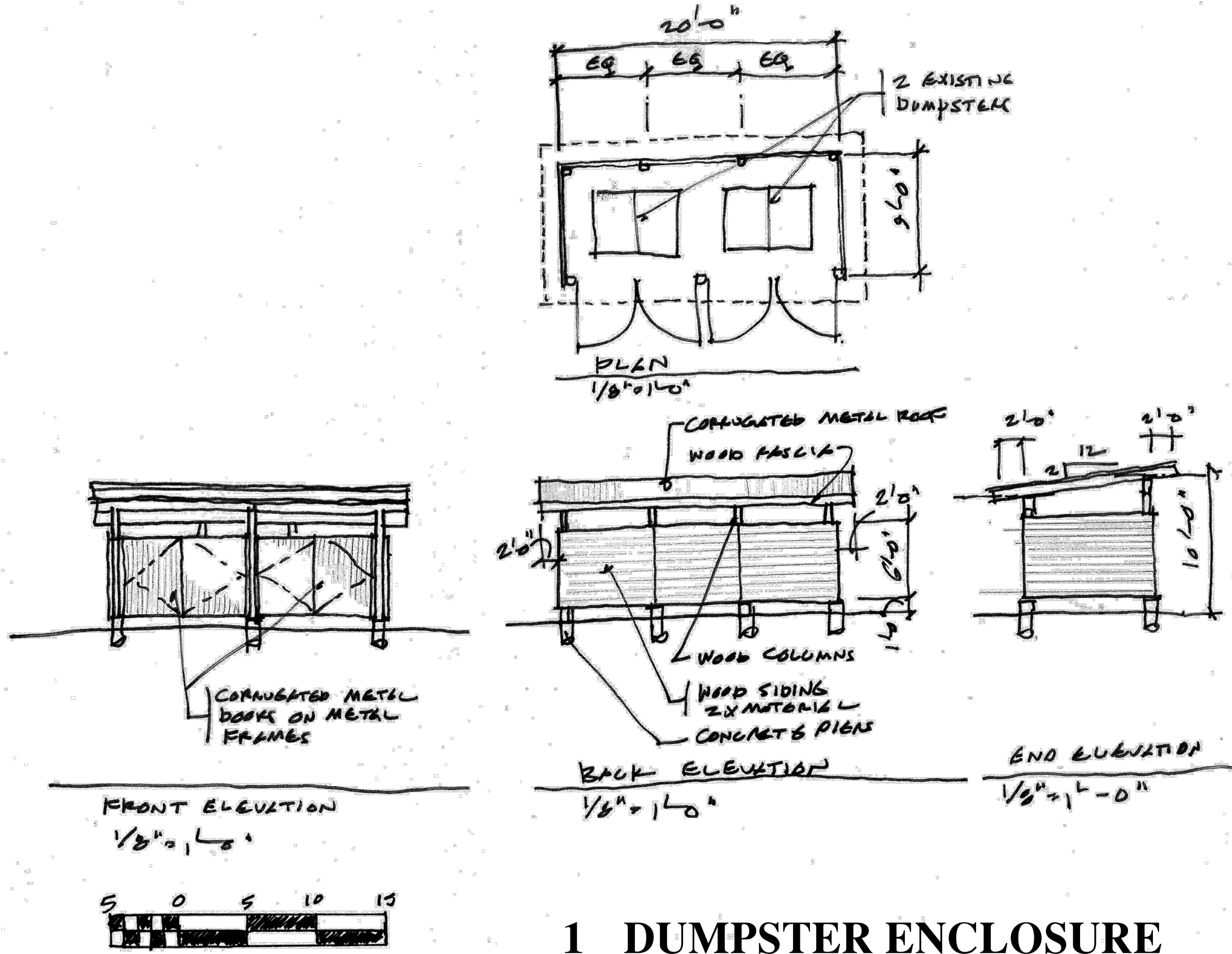
Development Plan - Conditional Use  
 Planning Submittal

BUILDING C ELEVATIONS  
 SECTIONS  
 SECTION NOTES

**William J. Rangitsch**  
 970.879.0819  
 772910 345 Lincoln Ave Ste. 200  
 Steamboat Springs, CO 80477

STEAMBOAT  
 ARCHITECTURAL  
 ASSOCIATES

An Interior Renovation for  
**Dream Island**  
 1325 Dream Island Plaza  
 Steamboat Springs, Colorado



# 1 DUMPSTER ENCLOSURE

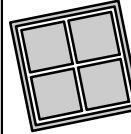
1/8" = 1'-0"

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY.

DUMPSTER ENCLOSURE

William J. Rangitsch

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 p.o. box 772910 345 lincoln ave ste. 200  
 steamboat springs, co. 80477



STEAMBOAT  
 ARCHITECTURAL  
 ASSOCIATES

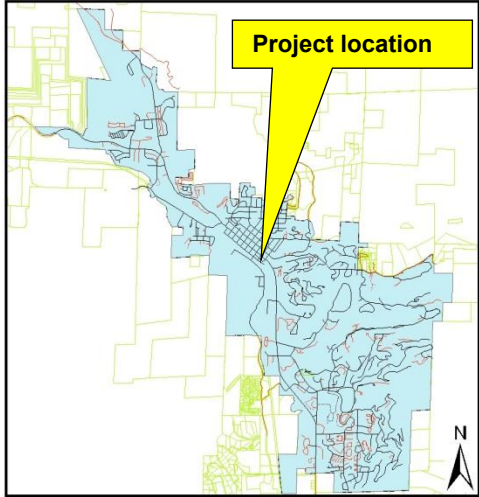
An Interior Renovation for  
**Dream Island**

1325 Dream Island Plaza  
 Steamboat Springs, Colorado

# AGENDA ITEM #4.

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

<b>PLANNING COMMISSION AGENDA ITEM</b>	
<b>Project Name:</b>	Riverview (446 Yampa)
<b>Project Number/Type:</b>	PUD-17-03, Planned Unit Development-Major Amendment
<b>Prepared By:</b>	Rebecca Bessey, AICP Principal Planner
<b>Through:</b>	Tyler Gibbs, AIA Director of Planning & Community Development
<b>Date:</b>	May 17, 2018
<b>Planning Commission:</b>	May 24, 2018
<b>City Council:</b>	June 5, 2018 June 18, 2018
<b>Existing Zoning:</b>	PUD
<b>Applicant:</b>	Mark Scully, Riverview-Yampa Development, LLC
<b>Request:</b>	A Major Amendment to the Riverview PUD to amend dimensional standards for Subzone C, amend dimensional and design standards for Subzone E, and clarify PUD amendment process.



**3rd to 5<sup>th</sup> and Lincoln Ave to the Yampa River**

Public Notice Requirements	
Notice Type	Date Accomplished
Newspaper	5/13/2018 and 5/20/2018
Mailing	5/09/2018 and 5/17/2018
Posting	5/09/2018 and 5/17/2018
Mineral	n/a

## I. PROJECT LOCATION



## II. BACKGROUND INFORMATION

The subject property was rezoned to Planned Unit Development on June 6, 2018 by Ordinance No. 2609 (see Attachment 3). The approved PUD includes five subzones (A, B, C, D, and E) and established permitted uses and dimensional standards for each subzone, as well as modified development standards applicable to the entire PUD area.

The prior zone districts for the subject property was Commercial Old Town (CO) and Commercial Yampa (CY).

## III. PROJECT DESCRIPTION

The proposed Major Amendment to the PUD includes the following proposed changes:

1. Subzone C: elimination of average plate height standard.
2. Subzone E: revisions to front, side, and rear setbacks, elimination of average plate height standard, revisions to lot coverage and floor area ratio standards, and addition of design standards for ground floor facades facing the Yampa River.
3. Addition of language regarding the PUD amendment process.

In addition to the above amendments, the PUD exhibits include several revisions for clarity; these revisions do not change the intent or standards of the PUD:

1. Subzone C: revised language to clarify rear setback standard and revised illustrations to depict rear setbacks.
2. Subzone E: revised illustrations to depict rear setbacks.
3. Revised Subzone Map to illustrate open space Tracts B and C.
4. Prior to final adoption of the PUD Ordinance, all PUD references will be updated to refer to the current Community Development Code sections.

The applicant indicated in their original application that the intent of the PUD is to subdivide the property into five distinct developable parcels to create a project that will be consistent with community goals and objectives for the downtown, accommodate a variety of housing types, protect and enhance the Yampa River, allow and manage low impact river access, create great public spaces, and improve the urban circulation and mobility of bicycles and pedestrians throughout downtown.

The Riverview PUD was approved with the following community benefits:

1. A public plaza adjacent to the site at 5th and Yampa.
2. Dedicated open space and structured river access at 3rd and 4th Streets.
3. A 12-ft. wide hard surface urban multi-modal path connecting the new public plaza at 5th Street to the proposed loop road at 4th Street.
4. Dedication of a 10-ft. wide riparian buffer easement for the length of the property along the river.
5. Dedication of a 5-ft. wide soft surface public trail along the river from 3<sup>rd</sup> to 4<sup>th</sup> Streets.
6. Clean up and restoration of the riverbank along the length of the property.
7. Landscape features designed to enhance and protect riparian habitats.
8. A 0.25% transfer fee from residential property sale transactions dedicated to enhancement, restoration, preservation, and protection of in stream and riparian areas of the Yampa River throughout downtown.
9. A shared ROW (“sharrow”) loop road for multi-modal use, 15 MPH speed limit, between 3rd and 4th streets with parallel parking, sidewalks, and plantings.
10. Preservation of view corridors at 3rd and 4th Streets.
11. Public diagonal parking on 3<sup>rd</sup> and 4<sup>th</sup> Streets and public parallel parking along the loop road for a total of 25 new public parking spaces.
12. A public cross access easement for vehicles, bikes, and pedestrians to facilitate a future multi-use connection to the Rabbit Ears property.
13. An enhanced bicycle and pedestrian crossing off site located at 5th and Yampa Streets.
14. A \$36,000 contribution to the CDOT downtown adaptive traffic signal improvement project.
15. Ongoing maintenance of site enhancements incorporated into the PUD and provided by the HOA.

16. Riverview ownership contributed to \$4 million of public improvements in 2009 in a public private partnership with the City that benefits downtown today.

Overview Dimensional Standards				
Standard	CY Zone		Approved PUD <b>[Proposed Amendment]</b>	
	Adjacent to River	Adjacent to Lincoln alley	Subzone C	Subzone E
<b>Overall Building Height</b>				
With Residential:	36' max.	38' max.	36' max.	46' max.
Without Residential:		28' max.		
Public Facilities:		42' max.		
<b>Ave. Plate Height</b>	24' max.		24' max. <b>[delete]</b>	36' max. <b>[delete]</b>
<b>Lot Coverage</b>	65% max.	85% max.	50% max. 35% min.	50% max. <b>[75% max.]</b> 40% min. <b>[50% min.]</b>
<b>FAR</b>	1.0 max.	1.5 max.	1.25 max.	1.6 max. <b>[2.5 max.]</b>
w/ 3 <sup>rd</sup> Floor Residential:		2.0 max	0.75 min.	1.0 min. <b>[1.5 min.]</b>
<b>Front Setback</b>				
Building < 28':	10' min.	10' min.		
Building > 28':	25' min.	25' min.		
Building up to 14':			22' min. 32' min. (garage)	10' min. 20' min. (garage)
Building above 14':			27' min.	15' min. <b>[10' min. for 50%, 20' min. for 50%]</b>
Building above 36':				20' min.
<b>Side Setback</b>				
One Side:	0' min.	0' min.	0' min.	
Other Side:	7.5' min.			
Building up to 14':				0' min.
Building above 14':				0' min. <b>[10' min.]</b>
<b>Rear Setback</b>	30' min.	0' min.		
Building up to 24':			30' min.	
Building above 24':			55' min.	
Building up to 14':				30' min.
Building above 14':				40' min. <b>[40' min. for 50%, 45' min. for 50%]</b>
Building above 36':				45' min.

#### IV. PRINCIPAL DISCUSSION ITEMS

##### Subzone C: Elimination of Average Plate Height Standard

The PUD Amendment proposes to eliminate the average plate height for Subzone C. The PUD was approved with an average plate height of 24 feet consistent with the previous zone district of CY. However, Subzone C was also approved with a rear setback of 55 feet for portions of the building above 24 feet in height. The rear setback for portions of the building below 24 feet in height is 30 feet. This additional 25-foot setback for upper portions of the building results in a decrease in building mass facing the Yampa River. The impact of this additional setback is consistent with the intent of the average plate height requirement and results in a similar outcome on building mass along the River.

### **Subzone E: Changes to Dimensional Standards**

A number of changes are proposed to the dimensional standards for Subzone E. The original PUD analysis compared Subzone E to the standards for CY (Yampa River side). This analysis was appropriate given the Subzone's adjacency to the River, as well as the location of an access easement along the north boundary of E that would result in vertical development on the property being pushed to the south and closer to the River. The applicant no longer sees a need to the access easement on Subzone E, and it has been removed from the proposed Preliminary Plat. In addition, the Plat now proposes to locate the 12-foot wide multi-modal trail within an open space Tract B along the south boundary of Subzone E. These proposed revisions to the Plat reduce the gross area of Subzone E while also increasing the developable footprint. In addition, the revised boundary of Subzone E, as a result of Tract B, make Subzone E more comparable to the applicability of the previous CY (Lincoln alley side) zone district. The proposed amendments to lot coverage and floor area ratio are similar to what would have been permitted under the CY zoning.

The proposed Amendment would change the FAR standard for Subzone E from a maximum of 1.6 to 2.5. This increase is due to two factors: 1) a decrease in the Lot area for E to accommodate the open space Tract B; and 2) the increase in developable footprint on Lot E due to the elimination of the access easement. The proposed FAR could result in a maximum 27% increase in potential floor area on E (compared to the original PUD approval). However, this potential increase is offset by a decrease in the potential floor area for Subzone C (due to a decrease in Lot area for C to accommodate open space Tract C). The maximum potential increase in floor area proposed with the PUD Amendment is less than 1% (0.67%) over the entire PUD (refer to Attachment 3).

To minimize any potential impacts of additional building mass on Subzone E, the applicant has proposed several additional standards for the front, side, and rear façades of the building to ensure an attractive, well-scaled façade along the Yampa River, enhance the 4<sup>th</sup> Street view corridor to the River, and ensure greater building articulation on building sides. These additional standards were not included in the original PUD approval, and Staff finds these standards to be positive additions that should result in a more attractive building façades, particularly facing the Yampa River.

## **V. STAFF ANALYSIS**

Review Criteria for all PUD. In considering any petition for a PUD, the following criteria shall govern unless otherwise expressly required by the CDC. The PUD district ordinance may be approved and adopted only if it appears by clear and convincing evidence presented during a public hearing before city council that the following conditions exist:

### **1. Unique and Extraordinary Circumstances**

*All applications for PUD District must successfully demonstrate that the proposed PUD cannot be accommodated with the current zoning of the property, or any other city zone district and the application shall meet at least one of the following:*

- a. The proposed PUD District addresses a community need as described in the Steamboat Springs Area Community Plan; or*
- b. The development site has special physical characteristics, including but not limited to an irregular or oddly-shaped lot, or a lot with significant topographical barriers to standard development construction practices; or*

- c. *Improved siting of the development will preserve valued environmental, cultural, scenic resource lands or view corridors, minimize the disturbance of natural hazard areas, increase the amount of functional open space within the development, or create functional public spaces; or*
- d. *A customized zoning approach is necessary to protect and preserve the character of a historic structure or historic district; or*
- e. *The proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful phased development; or*
- f. *The PUD District allows for creativity in the development process, use of land, and/or use of related physical facilities to produce a superior outcome as listed Community Enhancement.*
- g. *The PUD is necessary to respond to a changed condition where the current zoning map or standard zone district do not meet the needs of the lot owner or community for this particular site.*

**Staff Analysis: Consistent.** Staff finds the proposed amendments to the PUD to be consistent with the original circumstances of the property that were found to be unique and extraordinary.

**ORIGINAL PUD ANALYSIS:**

Staff compared the proposed PUD district to CY (both sides of Yampa St.), CO, RN-4, RR-2, and T3, T4, and T5 transects. The proposed PUD is similar to what is allowed in the TND districts; however, the ability to accommodate density across the site through variability between the subzones in conjunction with site constraints makes a PUD more viable than current districts. The variability built into the PUD to shift density and height to the interior of the site helps mitigate impacts from proposed FAR and overall height standards. Additionally, the PUD zoning is consistent with the height and density of other projects that have been approved and built downtown. Staff finds that the proposed PUD cannot be accommodated with the current zoning on the properties or with any other standard zone district.

The PUD also complies with criteria 1a, 1c, and 1f. 1a- The PUD addresses several goals in the community plan including LU-1, LU-2, LU-3, LU-5, CD-2.3, T-1, T-2, NS-1, OS-3, OS-5, SPA-1.5, and SPA-1.7. 1c- Development of the soft surface trail, designated access points, riparian buffer, and transfer fee help minimize impacts on the Yampa River while also creating functional public spaces. 1f- The PUD is also providing several community enhancements that are not required by the CDC which should result in a superior outcome for development of these properties.

**2. Compatibility with Surrounding Character and Adopted Plans**

- a. *The proposed type, height, massing, appearance and intensity of a development is compatible with surrounding zone districts, land uses, and neighborhood context and character, and will result in a logical and orderly development pattern within the community; and*
- b. *The PUD will substantially further the preferred direction and policies of the Steamboat Springs Area Community Plan or specific area plans or will substantially conform to*

*and/or complement the Steamboat Springs Area Community Plan Future Land Use Plan designation for the property. The applicant may satisfy this requirement by applying for and obtaining an amendment to the Steamboat Springs Community Area Plan Future Land Use Plan prior to approval of the proposed PUD.*

**Staff Analysis: Consistent.** Staff finds the proposed amendments to the PUD to be consistent with the original circumstances of the property that were found to be compatible with surrounding character and adopted plans. As detailed in the Principal Discussion Items, the applicant has proposed several additional standards for the front, side, and rear façades within Subzone E to ensure an attractive, well-scaled façade along the Yampa River, enhance the 4<sup>th</sup> Street view corridor to the River, and ensure greater building articulation on building sides. These additional standards were not included in the original PUD approval, and Staff finds these standards to be positive additions that should result in more attractive building façades, particularly facing the Yampa River.

#### **ORIGINAL PUD ANALYSIS:**

The proposed height and massing are consistent with existing development in the downtown. Subzones B and D include overall height standards that are greater than existing buildings or current zone districts, however the development proposes to mitigate impacts through building step backs and shifting the greatest height to the interior of the development.

The future land use designation for the property is Old Town Commercial. The following is a description of the Old Town Commercial area from the Community Plan:

#### **Old Town Commercial**

**Land Uses:** The Old Town Commercial classification emphasizes commercial uses, including retail, office, restaurant, hotel/motel and other commercial uses involving active or frequent interaction with the public. Residential uses and offices on upper stories of buildings are encouraged.

**Locational Criteria:** Old Town along Yampa and Lincoln Avenues.

**Character:** Development should be in keeping with the historic flavor of the Old Town area. The business uses are generally intended to be small-scale and not dependent upon direct vehicular access or parking. Strong pedestrian relationships, a walking environment, and vibrant public spaces are an important aspect of the Old Town area and will be required in new developments. Retail should be on the ground level, but other uses can be vertically integrated.

**Zone Districts:** CO – Commercial Old Town; CY –Yampa Street Commercial; CN – Commercial Neighborhood

The property is also part of the Old Town Specific Planning Area in the Community Plan which is characterized by the Yampa River, Howelsen Hill and Emerald Mountain, the mineral springs, and the railroad. Priorities for the area in planning documents include:

- Promote infill development on commercial streets.
- Increase amount and mix of retail downtown.

- Assure a future supply of parking.
- Improve the sidewalks, public spaces, and green space downtown.
- Reduce traffic volume and congestion.
- Connect neighborhoods to the river through downtown with safe pedestrian/bike pathways.
- Restore historic buildings.

One Policy for the area is *“infill on vacant parcels, redevelopment of underutilized parcels, and development of new affordable housing units in the Old Town commercial area. Infill and redevelopment of parcels in all parts of Old Town should be contextually compatible with the scale and massing of existing development.”*

The Community Plan, in numerous instances, supports increased density within the Old Town Area. It particularly supports redevelopment and infill projects that provide housing, connect neighborhoods to the River with safe pathways, improve pedestrian and bicycle circulation, and improve public visual and physical access to the River. The proposed PUD supports these ideas as well as the Area Community Plan Goals and policies as listed above.

In addition, CDC standards should implement the vision and goals of the Community Plan, and the CY and CO zone districts do not seem to adequately address the competing interests of overall height, FAR, building setbacks, and waterbody setbacks, with multi-modal transportation and fully-parked, vibrant mixed-use buildings that are envisioned for the downtown area.

### 3. Effects on Natural Environment

*The proposed PUD will not result in significant adverse effects on the natural environment, including water quality, floodways, floodplains, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*

Staff Analysis: **Consistent.** Staff finds the proposed amendments to the PUD to be consistent with the original circumstances of the property that were found to result in no significant adverse effects on the natural environment.

#### **ORIGINAL PUD ANALYSIS:**

The PUD proposes a 12-ft. multimodal trail, a 5-ft. soft surface trail, a 10' riparian buffer, open space at the confluence of Spring Creek and the Yampa River, and two hardened access points to the Yampa River at 3<sup>rd</sup> and 4<sup>th</sup> Streets. These measures should direct pedestrian traffic through the site and allow access to the River, while limiting unregulated foot traffic along the riverbank which can lead to erosion and denigration of the bank and existing vegetation. The development will also provide adequate stormwater and drainage features as part of the phased infrastructure considered with the preliminary plat. With all features as proposed, staff finds that the PUD should not result in significant adverse impacts on the natural environment.

In addition, the project is proposing a transfer fee from the sale of residential property in the development that will go toward improvement and preservation of the river throughout downtown.

#### 4. Community Enhancement

*In return for flexibility in zoning; development under a PUD District should provide significant community enhancement not achievable through application of a standard zone district. A community enhancement may include, but is not limited to, diversification in use of land to provide opportunities for commercial recreational and educational facilities to be conveniently located near a mix of housing types, provides a variety of housing types, innovation in development, site design and/or architectural quality, more efficient use of land and energy, exemplary pedestrian connections and amenities, expands opportunities for public transportation, provides street or utility networks that are safe, compact, and efficient or any other feature or features that furthers the direction of the Steamboat Springs Area Community Plan as a whole and not just a specific individual goal or policy.*

**Staff Analysis: Consistent.** Staff finds the proposed amendments to the PUD to be consistent with the original provision of significant community enhancement not achievable through application of standard zone districts. The proposed PUD amendments do not reduce or detract from the previously approved community enhancements.

##### **ORIGINAL PUD ANALYSIS:**

In return for flexibility in zoning, the applicant is proposing the following community enhancements:

1. A public plaza adjacent to the site at 5th and Yampa
2. Dedicated open space and structured river access at 3rd and 4th Streets
3. A 12-ft. wide hard surface urban multi-modal path connecting the new public plaza at 5th Street to the proposed loop road at 4th Street.
4. Dedication of a 10-ft. wide riparian buffer easement for the length of the property along the river
5. Dedication of a 5-ft. wide soft surface public trail along the river from 3<sup>rd</sup> to 4<sup>th</sup> Streets
6. Clean up and restoration of the riverbank along the length of the property
7. Landscape features designed to enhance and protect riparian habitats.
8. A 0.25% transfer fee from residential property sale transactions dedicated to enhancement, restoration, preservation, and protection of in stream and riparian areas of the Yampa River throughout downtown
9. A shared ROW (“sharrow”) loop road for multi-modal use, 15 MPH speed limit, between 3rd and 4th streets with parallel parking, sidewalks, and plantings
10. Preservation of view corridors at 3rd and 4th streets
11. Public diagonal parking on 3<sup>rd</sup> and 4<sup>th</sup> Streets, public parallel parking along the loop road for a total of 25 new public parking spaces
12. A public cross access easement for vehicles, bikes, and pedestrians to facilitate a future multi-use connection to the Rabbit Ears property.
13. An enhanced bicycle and pedestrian crossing off site located at 5th and Yampa
14. A \$36,000 contribution to the CDOT downtown adaptive traffic signal improvement project.
15. Ongoing maintenance of site enhancements incorporated into the PUD and provided by the HOA
16. Riverview ownership contributed to \$4 Million of public improvements in 2009

in a public private partnership with the City that benefits downtown today.

## **VI. STAFF FINDINGS**

Staff finds that the proposed Major Amendment, PUD-17-03, to the Riverview PUD to amend dimensional standards for Subzone C, amend dimensional and design standards for Subzone E, and clarify PUD amendment process, is consistent with the Community Development Code criteria for approval of a PUD.

The recommended conditions of approval are intended to replace the conditions of the PUD-16-02 approval in their entirety.

### **Recommended Motion**

The Planning Commission recommends approval of the Major Amendment PUD-17-03 as depicted in Attachment 1 with the following conditions of approval:

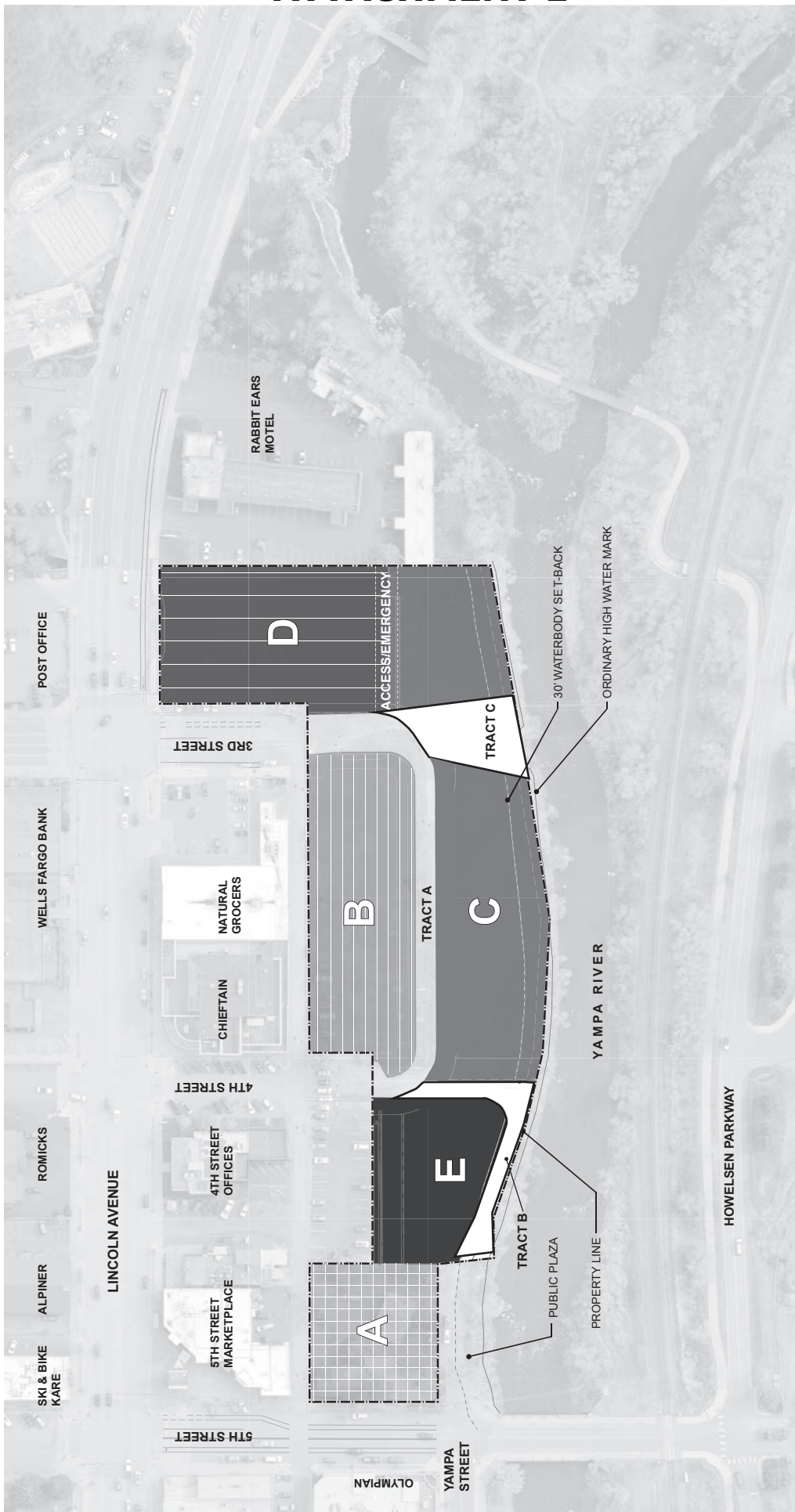
1. Prior to recording the first Final Plat for the Project, the Owner shall execute and record the Tract A, Tract B, and Tract C Deed of Dedication and Agreement (“Tracts A-C Deed of Dedication”). The City shall be a party to the Tracts A-C Deed of Dedication, and Tract A, Tract B, and Tract C shall provide for public access, including public access to the Yampa River. Public access shall not be limited to fishing access.
2. Prior to recording the first Final Plat for the Project, the Owner shall execute and record the Shared Right-of-Way Easement Agreement (“Shared ROW Easement”). The Shared ROW Easement shall be dedicated to the City and the Riverview Metropolitan District and shall be as shown on the Preliminary Plat.
3. Prior to recording the first Final Plat for the Project, the Owner shall execute and record the East Public Access Easement Agreement (“East Public Access Easement”). The East Public Access Easement shall be dedicated to the City and the Riverview Metropolitan District, shall be 34 feet wide, and shall extend from Tract A to the shared property line with PIN 145024003 (Rabbit Ears Motel).
4. Prior to recording the first Final Plat for the Project, the Owner shall execute and record the Riparian Area Protection Easement Agreement (“Riparian Easement”). The Riparian Easement shall be dedicated to the City and the Riverview Metropolitan District, shall be a minimum ten feet wide, and shall extend along the entire length of the Property’s boundary adjacent to the Yampa River. The primary purpose of the Riparian Easement is to provide a vegetative buffer between the Yampa River and the developed property. Public trails are permitted within the Riparian Easement as a secondary use.
5. Prior to recording the first Final Plat for the Project, the Owner shall execute and record the Soft Surface Trail Easement Agreement (“Trail Easement”). The Trail Easement shall be dedicated to the City and the Riverview Metropolitan District, shall be a minimum five feet wide, shall be within or adjacent to the Riparian Easement, shall be primarily on the Owner’s property, and shall extend across Subzone C to connect the public access on Tract B and Tract C.
6. Prior to any development on City-owned property, the Owner shall execute the Soft Surface Trail and Access Points Revocable License Agreement (“Trail and Access License”).

7. Prior to any development on City-owned property, the Owner shall execute the Riverview Plaza Revocable License Agreement (“Plaza License”).
8. All improvements shown as the “Initial Phase” on Preliminary Plat PP-17-10 Sheet C.300 are considered critical infrastructure supporting the intent of the PUD and shall be constructed and approved prior to issuance of any Certificate of Occupancy for any Building Permit within the Project.
9. Prior to recording the first Final Plat for the Project, the Owner shall record the Residential Transfer Fee Covenant (“Transfer Fee Covenant”). The Transfer Fee Covenant shall be in the amount of 0.25% and shall be dedicated to the enhancement, restoration, preservation, and protection of the fishery and in-stream and riparian areas of the Yampa River and its tributaries with a primary focus on river and fishery improvements in the stretch of the river between Snake Island and Little Toots Park and on those areas upstream that impact the focus area.
10. The Riverview PUD, approved by Ordinance No. 2609 and amended by Ordinance No. \_\_\_\_\_, is subject to approval of Preliminary Plat PP-17-10 and Final Plat approval.
11. Upon completion of conditions 1-8 and either the construction and approval of improvements required in the “Initial Phase” or posting of surety, the existing 5-foot wide fishing easement may be vacated by ordinance and the first or subsequent Final Plat.

## **VII. LIST OF ATTACHMENTS**

1. Proposed PUD Amendment
2. FAR Comparison
3. Ordinance No. 2609

# ATTACHMENT 1



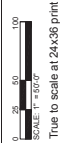
STEAMBOAT  
ARCHITECTURAL  
ASSOCIATES

**RiverView**  
PUD DISTRICT SUBMITTAL  
REVISED 03-30-2018

- LEGEND
- SUBZONE A
- SUBZONE B
- SUBZONE C
- SUBZONE D
- SUBZONE E



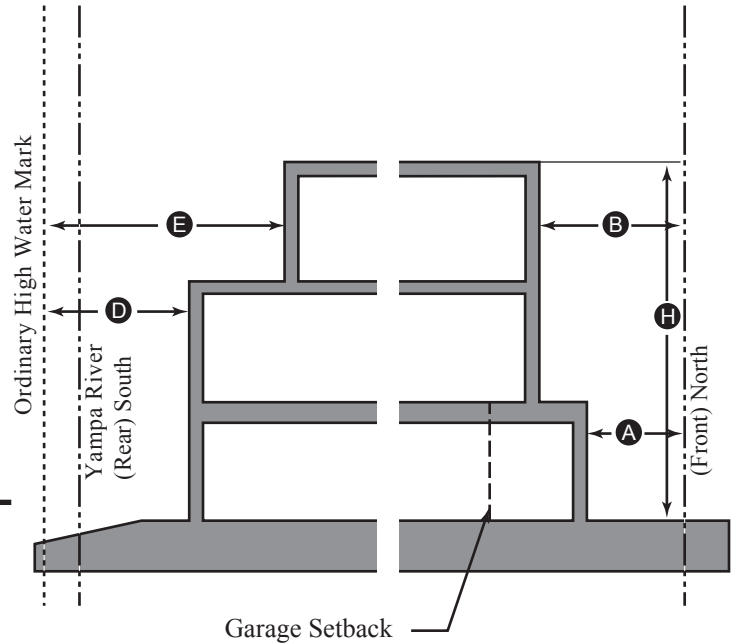
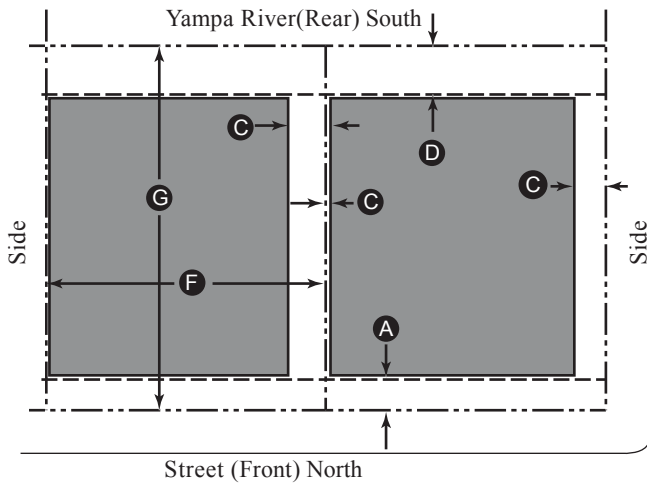
## SUBZONE MAP



ATTACHMENT 1

# SUBZONE C DIMENSIONAL STANDARDS

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 ("Effective Date") approving the Riverview PUD rezoning, the parcel identified as Subzone C on Attachment 1 to this Ordinance was located in the CY zone District. After the Effective Date, the zoning regulations applicable to Subzone C shall be the CY zone District regulations except for the changes to the CY zone district regulations approved by this Ordinance.



**Key**

- ROW / Property Line
- Setback Line
- Building Area

Building Placement	
Setback (Distance from ROW/Property Line)	
<b>Front</b>	
Principal Structure:	
up to 14'	22' min. <b>A</b>
up to 14' at garage	32' min. <b>B</b>
above 14'	27' min. <b>C</b>
Accessory Structure	27' min.
Decks and porches	17' min.
<b>Side</b>	
Principal Structure (each side)	0' min.
Principal Structure to easements	0' min.
Accessory Structure	0' min.
Decks and Porches	0' min.
<b>Rear**</b>	
Principal Structure up to 24'	30' min. <b>D</b>
Principal Structure above 24'	55' min. <b>E</b>
Accessory Structure	15' min.
Decks and Porches	10' min.
<b>Lot Size</b>	
Width	25' min. <b>F</b> 380' max.
Depth	no min. <b>G</b>
Lot Area	3,000 sq. ft. min. 81,000 sq. ft. max.

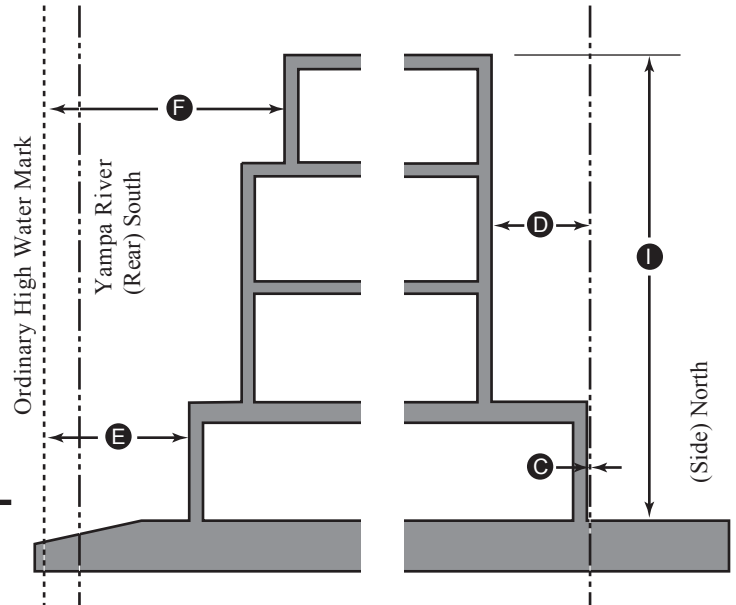
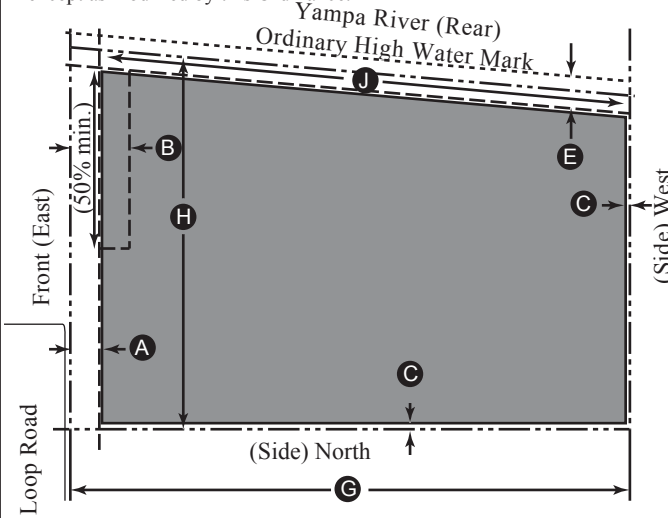
Building Form	
Height*	
Building Height	
Overall Height	36' max. <b>H</b>
<b>Other Standards</b>	
Building Intensity	
Lot Coverage	50% max./ 35% min.
Floor Area Ratio	1.25 max./0.75 min.
Density	
Units per lot	no max.

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

\*\* Rear setbacks are from ordinary high water mark not from property line.

# SUBZONE E DIMENSIONAL STANDARDS

References to the CDC are to the Steamboat Springs Community Development Code effective January 1, 2018, as amended. The permitted uses, development and design standards, dimensional standards and other zone district standards set forth in the CDC and applicable to the CY-2 zone district shall apply to Subzone E, except as modified by this Ordinance.



**Key**

- ROW / Property Line
- Setback Line
- Building Area

Building Placement	
<b>Setback</b>	
<b>Front **</b>	
Principal Structure:	
up to 14'	10' min.
above 14', up to 36'****	10' min. for 50%
above 36'	20' min. for 50%
Accessory Structure	N/A
Decks and porches	0' min.
<b>Side **</b>	
Principal Structure (each side)	
up to 14'	0' min.
above 14'	10' min.
Decks and Porches	0' min.
<b>Rear ***</b>	
Principal Structure	
up to 14'*****	30' min.
above 14' up to 36'	40' min. for 50%
above 36'	45' min. for 50%
Decks and Porches	30' min.
<b>Lot Size</b>	
Width	25' min.
	200' max.
Depth	no min.
Lot Area	3,000 sq. ft. min.
	28,000 sq. ft. max.

Building Form	
<b>Height*</b>	
<b>Building Height</b>	
Overall Height	46' max.
<b>Other Standards</b>	
<b>Building Intensity</b>	
Lot Coverage	75% max./ 50% min.
Floor Area Ratio	2.5 max./1.5 min.
<b>Density</b>	
Units per lot	no max.

\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Chapter 26-801.O for an illustration of how height is measured.

\*\* Setbacks are from property line.

\*\*\* Rear setbacks are from ordinary high water mark not from property line.

\*\*\*\* Principal structures above 14' and within 75' from high water mark must adopt greater setback. Additional lesser setback must be applied to the remaining building above 14' to accommodate CDC 443.A.2.

\*\*\*\*\* Facade fronting the Yampa River must comply with CDC 443.E.1.c, additionally if ground level is designed as structured parking, building design must comply with CDC 443.G.2.c

PUD Development Standards (Revisions in Red)

Except for the variations set forth and approved below, the Development Standards set forth in Article 5 of the CDC which are applicable to the CO Zone District shall apply to Subzone D and the Development Standards which are applicable to the CY zone District shall apply to Subzones A, B, C and E.

**Article V: Development Standards/ Section 26-133 Building and architectural design standards (e) (7).**

Remove the statement “The primary entrance of the structure shall face Yampa Street.”

Analysis: The proposed vacation of Yampa Street within the PUD property and the construction of the proposed loop road requires a customized approach to entrance locations.

**Article V: Development Standards/ Section 26-133 Building and architectural design standards (d) (2)(f).**

Street Level Retail. Section 26-133 (d)(2)(f) states the following:

In retail areas such as downtown, the mountain base, mixed use developments, buildings shall encourage pedestrian activity by providing retail/shopper-oriented uses on the street level and buildings. Office and residential uses are more appropriate above the first story.

Analysis: Ground floor residential uses are prohibited by the PUD on primary street frontages along 3<sup>rd</sup> and 5<sup>th</sup> streets, Lincoln Avenue and the Plaza at Yampa/5<sup>th</sup> street. The PUD allows for residential development on ground level locations that are considered interior to the site such as the loop road and alley and access roads, which support a residential neighborhood, notably in subzones B and C. The PUD allows for Office use at ground level in Subzones A, B and D, which is consistent with the surrounding development.

**Article V: Development Standards/ Section 26-134 Commercial Old Town CO design standards (c) (16).**

Remove the statement “The predominate mass of new construction may present a one to two-story façade at the front property line. Any third-floor element shall be setback a minimum of fifteen (15) feet from the sidewalk edge along Lincoln Avenue.”

Analysis: The proposed setbacks on the dimensional standards for Subzone D allow for the third-floor setback to be varied for 50% of the footprint along Lincoln.

**Article V: Development Standards/ Section 26-134 Commercial Old Town CO design standards (c) (17).**

Remove the statement “The third floor of a building mass shall be set back fifteen (15) feet from the building face, from either Lincoln Avenue or a cross street where significant views will be maintained.

Analysis: The proposed setbacks on the dimensional standards for Subzone D allow for the third-floor setback to be varied for 50% of the footprint along Lincoln.

**Article V: Development Standards/ Section 26-134 Commercial Old Town CO design standards (c) (22).**

Remove all of the following: “Maintain the repetition of similar shapes and details along the block. Upper story windows shall have a vertical emphasis. In general, they should be twice as tall as they are wide. These proportions are within a limited range; therefore, upper story windows in new construction should relate to the window proportions seen on traditional commercial building

facades. Headers and sills of windows on new buildings shall maintain the traditional placement relative to cornices and belt courses.”

Analysis: The existing design standards are focused on matching existing and smaller development standards (i.e. window proportions) which don't allow for a variety of building design types that could complement or serve as a counterpoint to existing development.

**Article V: Development Standards/ Section 26-136 Open space, vegetation, and site grading.**

These standards are not applicable.

Analysis: Section 26-136 of the Code imposes certain open space requirements. The Property is preexisting subdivided and platted property which is being replatted. Residential and commercial subdivision open space requirements are not applicable.

**Article V: Development Standards/ Section 26-139 Parking and loading design standards (d) (5).**

Remove 26-139(d)(5) which prohibits the use of parking facilities in residential districts.

Analysis: Existing parking is limited along Yampa, and in parts of downtown. A portion of the potential future parking lot/structure in excess of the minimum parking requirements could be leased or sold to help pay for the parking structure and provide additional parking downtown. Additionally, 26-139 (e)(8)(b) shall not apply and parking in subzones C and E (currently CY-Yampa) will allow flexibility for additional parking when provided for in future development proposals. Additional off-street parking is prohibited between the back of a building and the rear property line, if the building is not constructed to the rear property line.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (a) (5).**

Lots with two (2) or more sides surrounded by a public or private street are required to have a minimum lot size and useable lot area at least fifteen (15) percent larger than the minimums established for the zone district.

Analysis: Due to the unique configuration of the proposed subdivision and the proposed roadway alignment, this standard will not apply to the future sub-division of the property.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (b) (1).**

All streets within a subdivision shall satisfy the complete streets standards set forth in section 26-155.

Analysis: The proposed Preliminary Plan and PUD zoning associated with the applications accommodates vehicle, pedestrian, and bicycle circulation in a “shared street” format. The width of the proposed loop road is in conformance with City standards. section 26- 155.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (b) (5).**

The city encourages all streets to be public and discourages private streets.

Analysis: The proposed loop road will be a public street.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (b) (7).**

A Street, for its entire length, must be either public or private. No public street shall be joined or interrupted by a section of a private street. No collector or connector street may be a private street.

Analysis: The proposed loop road will be a public street.

**Article VII: Subdivision Regulations/Section Standards for all subdivisions 26-183 (b) (13).**

Street and pedestrian lighting is required in conformance with section 26-138, lighting standards.

Analysis: No lighting is proposed as part of the current applications. Lighting will be provided

as part of the development of the individual lots.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (c) (2).**

All subdivisions shall be designed so that individual lots are developable in accordance with the requirements contained in subsection 26-145(c) (1), waterbody setbacks.

Analysis: The project is proposing to maintain the 30-ft water body setback from the Yampa River consistent with the CY zone district for the length of the property and at the Spring Creek culvert and its outlet.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (e).**

Easements and dedications.

Analysis: All easements shall be dedicated as required based on the location of the constructed utilities and not arbitrarily based on lot lines.

**Article VII: Subdivision Regulations/Section 26-184 Design standards for residential subdivisions (c).**

Circulation—Any street that serves four or lots or units shall be a public street.

Analysis: The proposed public loop road satisfies the requirements of this section.

**Article VII: Subdivision Regulations/Section 26-184 Design standards for residential subdivisions (d).**

Open space and trails—each residential subdivision shall designate land for the purpose of providing open space, passive recreation facilities, and/or recreation trails.

Analysis: This application is a replat of an existing subdivision and therefore the open space requirements do not apply.

**Article VII: Subdivision Regulations/Section 26-185 Design standards for commercial and industrial subdivisions (c).**

Circulation—Commercial lots shall abut a public street or be served by a private street meeting City Standards.

Analysis: The proposed public loop road satisfies the requirements of this section.

**Article VII: Subdivision Regulations/Section 26-185 Design standards for commercial and industrial subdivisions (d).**

Open space and trails—each nonresidential subdivision shall designate land for the purpose of providing open space, passive recreation facilities, and/or recreation trails.

Analysis: This application is a replat of an existing subdivision and therefore the open space requirements do not apply.

**Additional Provisions:**

1. If requested by the applicant, PUD amendments may be reviewed and approved at the same time as the approval of the Development Plan necessitating the PUD amendment if the Director determines simultaneous review will assist the Planning Commission and City Council to better understand the proposed PUD amendment.
2. Proposed amendments to this PUD shall be reviewed pursuant to section 721.E of the CDC. In considering any proposed amendment to this PUD, the City shall take in to account development that has already occurred and unexpired Development Plan approvals within the property covered by the PUD but nothing in this PUD shall require the consent of any owner of property within the PUD to PUD amendments applicable to other property within the PUD or give such property owner the right to prevent such PUD amendment.

PUD Development Standards shall be updated per the 2018 CDC code citations when available.

## ATTACHMENT 2

RiverView Max FAR Comparison Between Approved and Revised PUD							
Lot	Approved PUD			Revised PUD and FDP for C			Change
	Max FAR	Approved Lot Area	Approved Total Max SF	Revised Max FAR	Revised Lot Area	Total Revised Max SF	
A	3.60	20,944	75,398	3.60	20,944	75,398	0
B	2.80	38,585	108,038	2.80	38,585	108,038	0
C Total	1.25	64,963	81,204	1.25	57,857	72,321	(8,883)
D	3.60	37,723	135,803	3.60	37,723	135,803	0
E	1.60	27,151	43,442	2.50	22,125	55,313	11,871
Tracts		17,225			29,358		
<b>Total</b>		<b>206,591</b>	<b>443,885</b>		<b>206,592</b>	<b>446,873</b>	<b>2,988</b>

# ATTACHMENT 3

## CITY OF STEAMBOAT SPRINGS, COLORADO

### ORDINANCE NO. 2609

AN ORDINANCE REZONING PROPERTY LOCATED BETWEEN 3RD STREET AND 5TH STREET, AND LINCOLN AVENUE AND THE YAMPA RIVER, TOGETHER WITH PORTIONS OF YAMPA STREET, 3RD STREET AND 4TH STREET VACATED BY CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2061, WITHIN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM COMMERCIAL OLD TOWN (CO), AND YAMPA STREET COMMERCIAL (CY) ZONE DISTRICTS TO A CUSTOM PLANNED UNIT DEVELOPMENT (PUD) ZONE DISTRICT DESCRIBED IN EXHIBIT B- ATTACHMENTS 1-4 FOR RIVERVIEW, PUD-16-02; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, in accordance with Chapter 26, Art. III, Div. 2, Section 26-62 of the Steamboat Springs Revised Municipal Code, a rezoning has been initiated by the property owner to rezone the subject property from Commercial Old Town (CO) and Yampa Street Commercial (CY) zone districts to a custom Planned Unit Development (PUD) zone district for Riverview; and

**WHEREAS**, the Steamboat Springs Area Community Area Plan Future Land Use Map has designated this area as Old Town Commercial which allows for residential and non-residential buildings and uses at an appropriate scale, character, and development that is in keeping with the character of Old Town; and

**WHEREAS**, the Steamboat Springs Area Community Area Plan supports infill and redevelopment of core areas; and

**WHEREAS**, the Steamboat Springs Area Community Area Plan supports and plans for cohesive and mixed use neighborhoods that serve year-round residents and visitors; and

**WHEREAS**, the rezoning and PUD described in the attachments supports the goals of the Steamboat Springs Area Community Area Plan; and

**WHEREAS**, the Planning Commission of the City of Steamboat Springs has considered the same and recommended approval of the rezoning; and finds that the request is in compliance with all of the rezoning criteria of Section 26-81(e) of the Community Development Code; and

**WHEREAS**, the City Council of the City of Steamboat Springs has considered the Planning Commission recommendation and finds that the request is in compliance with all of the rezoning criteria of Section 26-81(e) of the Community Development Code; and

**WHEREAS**, the City Council considers that it is in the public interest to rezone the subject property in accordance with the provisions of this Ordinance and approve the Application for a Planned Unit Development Zone District, PUD-16-02, subject to certain conditions of approval.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:**

**SECTION 1**

The City Council hereby finds that the procedures for an Official Zoning Map Amendment within the City of Steamboat Springs as prescribed by Chapter 26 of the Steamboat Springs Revised Municipal Code, have been fulfilled.

**SECTION 2**

That pursuant to Chapter 26, Art. III, Div. 2, Section 26-81 of the Steamboat Springs Revised Municipal Code, the Property located between 3rd Street and 5th Street, and Lincoln Avenue and the Yampa River, TOGETHER WITH PORTIONS OF YAMPA STREET, 3RD STREET AND 4TH STREET VACATED BY CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2061, within the CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED in Exhibit A, known as Riverview, is hereby rezoned from Commercial Old Town (CO) and Yampa Street Commercial (CY) zone districts to a custom Planned Unit Development (PUD) zone district with conditions described in the Development Agreement recorded at Reception No. \_\_\_\_\_ of the Routt County records, and Attachments 1 through 4 incorporated by reference herein.

**SECTION 3**

In accordance with Chapter 26, Art. III, Div.2, Section 26-81 of the Steamboat Springs Revised Municipal Code, the Director of Planning and Community Development is hereby directed to modify and amend the Official Zoning Map of the City to indicate the zoning specified above.

**SECTION 4**

The City Council hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated April 27, 2017, incorporated by reference herein, that the following criteria for a Planned Unit Development Zone District under Section 26-81 of the City of Steamboat Springs Community Development Code ("CDC") have been met:

1. Unique and extraordinary circumstances. All applications for PUD district must successfully demonstrate that the proposed PUD cannot be accommodated with the current zoning of the property, or any other city zone district and the application shall meet at least one of the following:

- a. The proposed PUD district addresses a community need as described in the Steamboat Springs Area Community Plan; or
  - b. The development site has special physical characteristics, including but not limited to, an irregular or oddly-shaped lot, or a lot with significant topographical barriers to standard development construction practices; or
  - c. Improved siting of the development will preserve valued environmental, cultural, scenic resource lands or view corridors, minimize the disturbance of natural hazard areas, increase the amount of functional open space within the development, or create functional public spaces; or
  - d. A customized zoning approach is necessary to protect and preserve the character of a historic structure or historic district; or
  - e. The proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful phased development; or
  - f. The PUD district allows for creativity in the development process, use of land, and/or use of related physical facilities to produce a superior outcome as listed in subsection (4) below, Community enhancement;
  - g. The PUD is necessary to respond to a changed condition where the current zoning map or standard zone district do not meet the needs of the lot owner or community for this particular site.
2. Compatibility with surrounding character and adopted plans.
- a. The proposed type, height, massing, appearance and intensity of a development is compatible with surrounding zone districts, land uses, and neighborhood context and character, and will result in a logical and orderly development pattern within the community; and
  - b. The PUD will substantially further the preferred direction and policies of the Steamboat Springs Area Community Plan or specific area plans, or will substantially conform to and/or complement the Steamboat Springs Area Community Plan Future Land Use Plan designation for the property. The applicant may satisfy this requirement by applying for and obtaining an amendment to the Steamboat Springs Community Area Plan Future Land Use Plan prior to approval of the proposed PUD.
3. Effects on natural environment. The proposed PUD will not result in significant adverse effects on the natural environment, including water quality, floodways, floodplains, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.
4. Community enhancement. In return for flexibility in zoning; development under a PUD district should provide significant community enhancement not achievable

through application of a standard zone district. A community enhancement may include, but is not limited to, diversification in use of land to provide opportunities for commercial recreational and educational facilities to be conveniently located near a mix of housing types, provides a variety of housing types, innovation in development, site design and/or architectural quality, more efficient use of land and energy, exemplary pedestrian connections and amenities, expands opportunities for public transportation, provides street or utility networks that are safe, compact, and efficient or any other feature or features that furthers the direction of the Steamboat Springs Area Community Plan as a whole and not just a specific individual goal or policy.

#### **SECTION 5**

The City Council hereby approves the Application for a Planned Unit Development Zone District, PUD-16-02, subject to the conditions of approval described in the Development Agreement recorded at Reception No. \_\_\_\_\_ of the Routt County records, incorporated by reference herein, and which constitute all the conditions of approval applicable to the PUD.

#### **SECTION 6**

That pursuant to Section 7-11 of the Charter of the City of Steamboat Springs, Colorado, the second publication of this ordinance may be by reference, utilizing the ordinance title.

#### **SECTION 7**

All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

#### **SECTION 8**

If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

#### **SECTION 9**

The City Council hereby finds, determines and declares that this Ordinance is necessary for the immediate preservation of the public peace, health and safety.

#### **SECTION 10**

This Ordinance shall take effect immediately upon the expiration of five (5) days from and after its publication following final passage, as provided in Section 7.6 (h) of the Steamboat Springs Home Rule Charter.

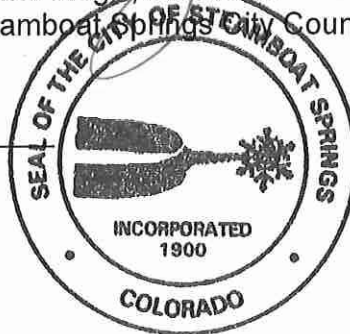
**SECTION 11**

A public hearing on this ordinance shall be held on June 6, 2017 at 5:00 P.M. in the Citizens' Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

**INTRODUCED, READ AND ORDERED** published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 16th day of May, 2017.

x   
Walter Magill, President  
Steamboat Springs City Council

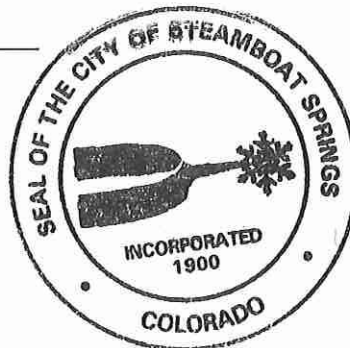
  
Julie Franklin, City Clerk



**FINALLY READ, PASSED AND APPROVED** this 6<sup>th</sup> day of June, 2017.

x   
Walter Magill, President  
Steamboat Springs City Council

  
Julie Franklin, City Clerk



# EXHIBIT A

## PROPERTY DESCRIPTION EXHIBIT

### PARCEL OF LAND

A PARCEL OF LAND BEING ALL OF THAT RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS, RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS, TOGETHER WITH ALL OF THOSE PORTIONS OF YAMPA STREET, 3RD STREET AND 4TH STREET DEDICATED BY SAID RESUBDIVISION AND VACATED BY CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2061, TOGETHER WITH ALL OF THAT LAND CONTAINED IN THE PLAT OF ANCHOR PROFESSIONAL OFFICES, RECORDED IN FILE NO. 9940 AND UNDER RECEPTION NO. 349459 IN THE ROUTT COUNTY RECORDS, TOGETHER WITH LOTS 4, 5 AND 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS; LOCATED IN THE NE 1/4 SECTION 17, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY LINE OF LOTS 4, 5 AND 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS, BEING ASSUMED TO BEAR S54°00'16"E.

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 4, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS;  
THENCE S36°07'14"W, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 139.88 FEET TO THE MOST EASTERLY CORNER OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS THE FOLLOWING NINE (9) COURSES:

1. S36°00'00"W, A DISTANCE OF 218.26 FEET;
2. N64°05'44"W, A DISTANCE OF 152.36 FEET;
3. N63°44'11"W, A DISTANCE OF 81.11 FEET;
4. N62°47'10"W, A DISTANCE OF 157.67 FEET;
5. N50°37'13"W, A DISTANCE OF 144.43 FEET;
6. N40°23'58"W, A DISTANCE OF 82.31 FEET;
7. N34°39'32"W, A DISTANCE OF 105.23 FEET;
8. N54°00'16"W, A DISTANCE OF 45.42 FEET;
9. N30°55'17"E, A DISTANCE OF 60.24 FEET TO THE SOUTHERLY MOST CORNER OF SAID ANCHOR PROFESSIONAL OFFICE CONDOMINIUMS;

THENCE ALONG THE BOUNDARY OF SAID ANCHOR PROFESSIONAL OFFICE CONDOMINIUMS THE FOLLOWING FOUR (4) COURSES:

1. N54°00'29"W A DISTANCE OF 149.60 FEET;
2. N35°59'31"E A DISTANCE OF 140.00 FEET;
3. S54°00'29"E A DISTANCE OF 149.60 FEET;
4. S35°59'31"W A DISTANCE OF 70.03 FEET TO A CORNER OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS THE FOLLOWING SIX (6) COURSES:

1. S54°01'02"E, A DISTANCE OF 150.00 FEET;
2. S54°00'00"E, A DISTANCE OF 80.00 FEET;
3. N36°00'01"E, A DISTANCE OF 69.98 FEET;
4. S54°00'25"E, A DISTANCE OF 300.00 FEET;
5. S54°00'00"E, A DISTANCE OF 80.00 FEET;
6. N35°59'11"E, A DISTANCE OF 20.00 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS;

THENCE N36°00'00"E, ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 6, BLOCK 24, A DISTANCE OF 139.88 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 6, BLOCK 24;

THENCE S54°00'16"E, ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOTS 4, 5 AND 6, BLOCK 24, A DISTANCE OF 150.29 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 206,592 SQUARE FEET OR 4.74 ACRES.

#### PROPERTY DESCRIPTION STATEMENT

I, JEFFRY A. GUSTAFSON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JEFFRY A. GUSTAFSON  
COLORADO LS NO. 29039  
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.  
141 9TH STREET  
STEAMBOAT SPRINGS, CO 80487



www.landmark-co.com

PROJECT: 1522-007

DATE: 05-09-17

DRAWN BY: JAG

CHECKED BY:

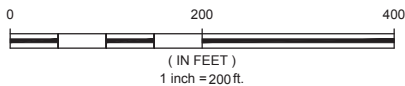
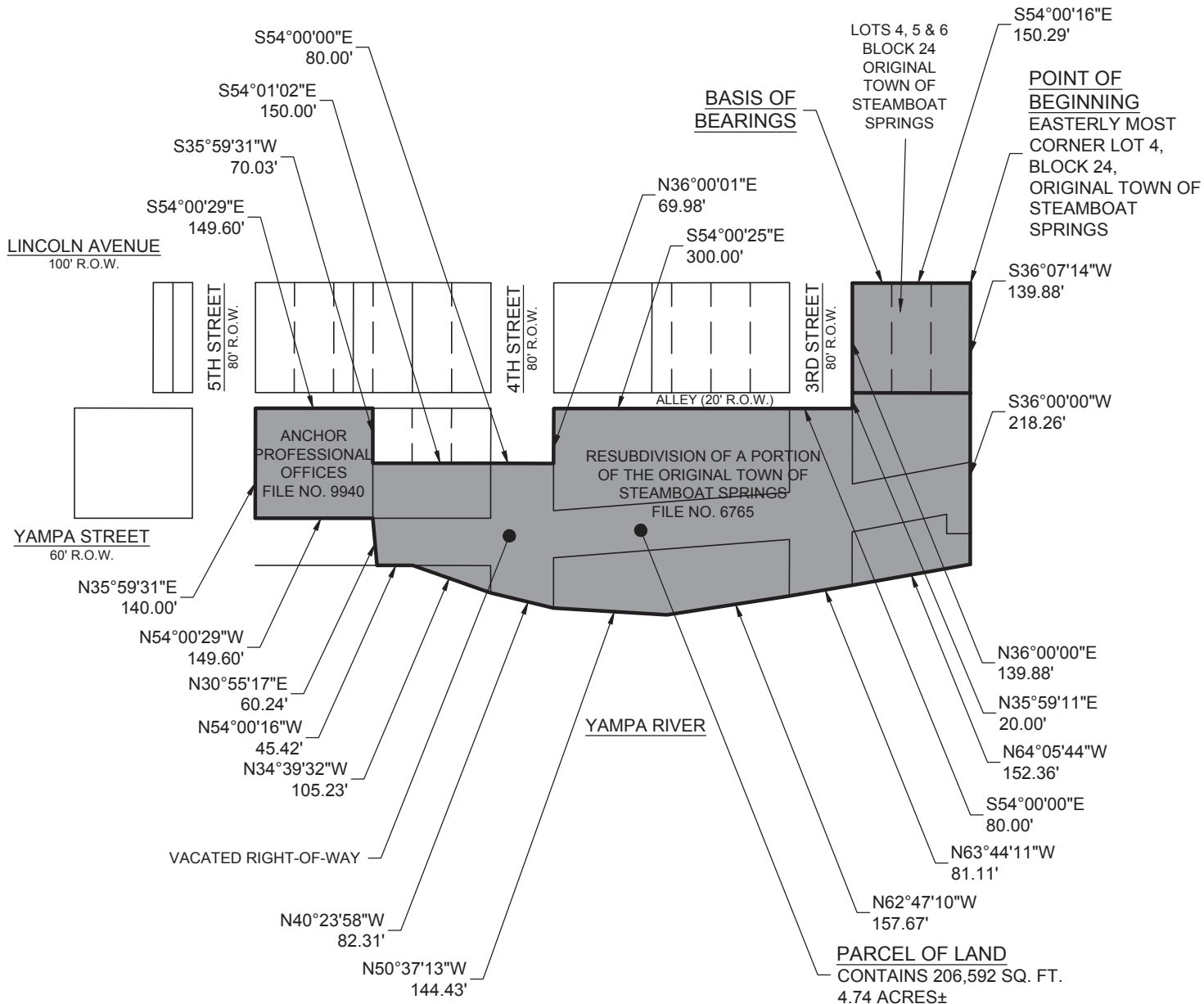
#### PROPERTY DESCRIPTION

RIVERVIEW  
PARCEL OF LAND  
NE1/4 SECTION 17, T6N, R84W, 6TH P.M.  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
STATE OF COLORADO

SHEET

1.25

Of 2 Sheets



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



www.landmark-co.com

PROJECT: 1522-007

DATE: 05-09-17

DRAWN BY: JAG

CHECKED BY:

**PROPERTY DESCRIPTION**

RIVERVIEW  
 PARCEL OF LAND  
 NE1/4 SECTION 17, T6N, R84W, 6TH P.M.  
 CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
 STATE OF COLORADO

SHEET

**26**

Of 2 Sheets

## RiverView PUD

The attachments to this Ordinance No. \_\_\_\_\_ labeled Attachments 1 - 4 are included in and made a part of this Ordinance by reference.

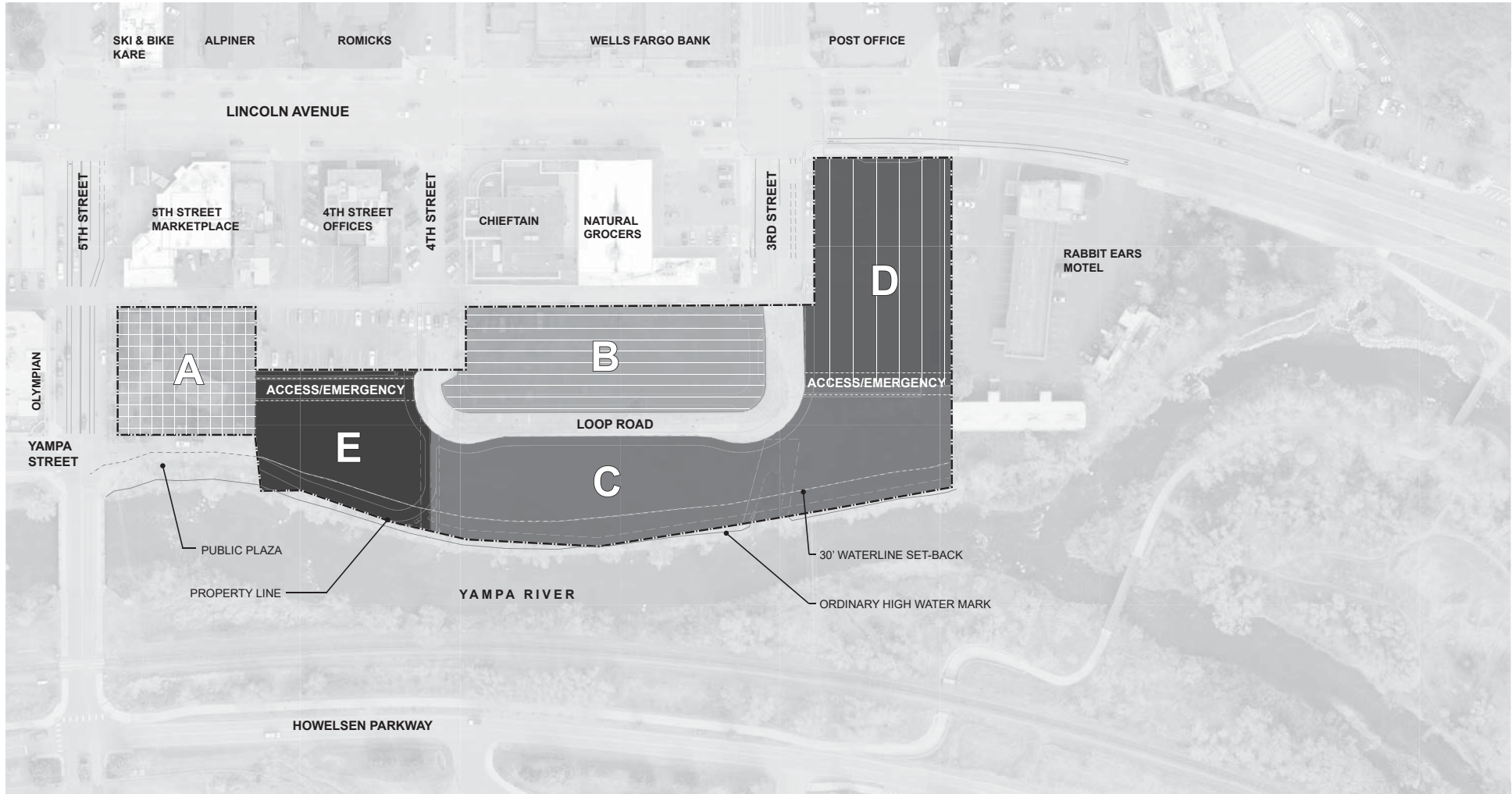
Attachment 1: PUD Subzone Map

Attachment 2: PUD Subzone Use Chart

Attachment 3: PUD Subzone Dimensional Standards

Attachment 4: PUD Development Standards

Pursuant to Section 26-81 (d) of the Community Development Code (CDC), Attachments 2, 3 and 4 define the allowed uses, dimensional standards and development standards applicable to the subzones shown in Attachment 1.



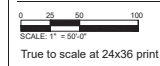
STEAMBOAT  
ARCHITECTURAL  
ASSOCIATES

**RiverView**  
PUD DISTRICT SUBMITTAL  
05-31-2017

LEGEND		SUBZONE A
		SUBZONE B
		SUBZONE C
		SUBZONE D
		SUBZONE E



**SUBZONE MAP**



True to scale at 24x36 print

**ATTACHMENT 1**

## SUBZONE A USE CHART

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 (“Effective Date”) approving the Riverview PUD rezoning, the parcel identified as Subzone A on Attachment 1 to this Ordinance was located in the CY zone District. After the Effective Date, the zoning regulations applicable to Subzone A shall be the CY zone District regulations except for the changes to the CY zone district regulations approved by this Ordinance.

R = Use by Right    CR = Use with Criteria    C = Conditional Use	
Use Classification and Specific Principal Uses*	Use Designation**
<b>RESIDENTIAL USES</b>	
Employee unit	CR
Group home	CR
Live/Work unit	R
Long-term rental	R
Multifamily dwelling	R
Dwelling, residential component of a mixed-use project	R
Secondary unit	CR
Short-term rental	CR
<b>COMMERCIAL USES</b>	
Amenity space/structure	C
Animal clinic	C
Automatic Teller Machine (ATM)	R
Bed and breakfast	CR
Brewpub	CR
Business support services	R
Commercial, medium	C
Grocery store	C
Commercial, small	R
Construction trailer	CR
Cottage industry	CR
Farmers market	R
Garage sale	R
Home occupation	CR
Hostel	R
Hotel	R
Inn	R
Lodge	R
Marijuana cultivation, accessory	CR
Marijuana cultivation, private	CR
Media production	CR
Medical marijuana primary caregiver	CR
Mobile food unit	CR
Mobile vending	C
Neighborhood store	CR
Nightclub	CR
Nursery	CR
Office	R
Office - medical and dental	R
Office - Temporary on-site real estate sales	CR
Outdoor commercial	C
Parking lot/structure	C
Performing arts facility	R
Real estate sales trailer	C
Recreation, indoor	CR
Recreation, outdoor	C
Recreation outdoor - low impact	R
Restaurant	CR
Studio	R
Tavern	R
Telecommunication facility	C
Timeshare	R
Vacation home rental	CR

**General Notes:**

1. Ground floor residential uses are prohibited by the PUD on primary street frontages along 3rd and 5th streets, Lincoln Avenue and the Plaza at Yampa/5th street. Ground floor residential uses are allowed on all other frontages.
2. Multifamily dwelling/use includes triplex/fourplex use which is defined by the current CDC as follows: A residential building designed for or occupied by three (3) or more families, maintaining independent access to each unit and separate living, kitchen and sanitary facilities. The number of families in residence shall not exceed the number of dwelling units provided.
3. Duplex Development on any lot shall require approval of a Final Development plan prior to issuance of a Building permit.

\*Residential and commercial uses not listed here are prohibited, unless otherwise provided in the Community Development Code (“CDC”). No changes are made to the following Use Classification Categories in the CY zone district: Industrial and Public, Institutional and Civic, Agricultural, Other Uses, Parks and Open Space Uses.

\*\*Refer to the current CDC for Use Criteria

## SUBZONE B USE CHART

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 (“Effective Date”) approving the Riverview PUD rezoning, the parcel identified as Subzone B on Attachment 1 to this Ordinance was located in the CY zone District. After the Effective Date, the zoning regulations applicable to Subzone B shall be the CY zone District regulations except for the changes to the CY zone district regulations approved by this Ordinance.

R = Use by Right    CR = Use with Criteria    C = Conditional Use	
Use Classification and Specific Principal Uses*	Use Designation**
<b>RESIDENTIAL USES</b>	
Employee unit	CR
Group home	CR
Live/Work unit	R
Long-term rental	R
Multifamily dwelling	R
Dwelling, residential component of a mixed-use project	R
Secondary unit	CR
Short-term rental	CR
<b>COMMERCIAL USES</b>	
Amenity space/structure	C
Animal clinic	C
Automatic Teller Machine (ATM)	R
Bed and breakfast	CR
Brewpub	CR
Business support services	R
Commercial, medium	C
Grocery store	C
Commercial, small	R
Construction trailer	CR
Cottage industry	CR
Farmers market	R
Garage sale	R
Home occupation	CR
Hostel	R
Hotel	R
Inn	R
Lodge	R
Marijuana cultivation, accessory	CR
Marijuana cultivation, private	CR
Media production	CR
Medical marijuana primary caregiver	CR
Mobile food unit	CR
Mobile vending	C
Neighborhood store	CR
Nightclub	CR
Nursery	CR
Office	R
Office - medical and dental	R
Office - Temporary on-site real estate sales	CR
Outdoor commercial	C
Parking lot/structure	C
Performing arts facility	R
Real estate sales trailer	C
Recreation, indoor	CR
Recreation, outdoor	C
Recreation outdoor - low impact	R
Restaurant	CR
Studio	R
Tavern	R
Telecommunication facility	C
Timeshare	R
Vacation home rental	CR

**General Notes:**

1. Ground floor residential uses are prohibited by the PUD on primary street frontages along 3rd and 5th streets, Lincoln Avenue and the Plaza at Yampa/5th street. Ground floor residential uses are allowed on all other frontages.
2. Multifamily dwelling/use includes triplex/fourplex use which is defined by the current CDC as follows: A residential building designed for or occupied by three (3) or more families, maintaining independent access to each unit and separate living, kitchen and sanitary facilities. The number of families in residence shall not exceed the number of dwelling units provided.
3. Duplex Development on any lot shall require approval of a Final Development plan prior to issuance of a Building permit.

\*Residential and commercial uses not listed here are prohibited, unless otherwise provided in the Community Development Code (“CDC”). No changes are made to the following Use Classification Categories in the CY zone district: Industrial and Public, Institutional and Civic, Agricultural, Other Uses, Parks and Open Space Uses.

\*\*Refer to the current CDC for Use Criteria

## SUBZONE C USE CHART

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 ("Effective Date") approving the Riverview PUD rezoning, the parcel identified as Subzone C on Attachment 1 to this Ordinance was located in the CY zone District. After the Effective Date, the zoning regulations applicable to Subzone C shall be the CY zone District regulations except for the changes to the CY zone district regulations approved by this Ordinance.

R = Use by Right	CR = Use with Criteria	C = Conditional Use
Use Classification and Specific Principal Uses*		Use Designation**
<b>RESIDENTIAL USES</b>		
Duplex		R
Employee unit		CR
Group home		CR
Live/Work unit		R
Long-term rental		R
Multifamily dwelling		R
Tri-Plex/Fourplex		R
Secondary unit		CR
Short-term rental		CR
<b>COMMERCIAL USES</b>		
Amenity space/structure		C
Bed and breakfast		CR
Business support services		R
Construction trailer		CR
Cottage industry		CR
Farmers market		R
Garage sale		R
Home occupation		CR
Office - Temporary on-site real estate sales		CR
Parking lot/structure		C
Real estate sales trailer		C
Telecommunication facility		C
Timeshare		R
Vacation home rental		CR

**General Notes:**

1. Ground floor residential uses are prohibited by the PUD on primary street frontages along 3rd and 5th streets, Lincoln Avenue and the Plaza at Yampa/5th street. Ground floor residential uses are allowed on all other frontages.
2. Multifamily dwelling/use includes triplex/fourplex use which is defined by the current CDC as follows: A residential building designed for or occupied by three (3) or more families, maintaining independent access to each unit and separate living, kitchen and sanitary facilities. The number of families in residence shall not exceed the number of dwelling units provided.
3. Duplex Development on any lot shall require approval of a Final Development plan prior to issuance of a Building permit.

\*Residential and commercial uses not listed here are prohibited, unless otherwise provided in the Community Development Code ("CDC"). No changes are made to the following Use Classification Categories in the CY zone district: Industrial and Public, Institutional and Civic, Agricultural, Other Uses, Parks and Open Space Uses.

\*\*Refer to the current CDC for Use Criteria

## SUBZONE D USE CHART

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 (“Effective Date”) approving the Riverview PUD rezoning, the parcel identified as Subzone D on Attachment 1 to this Ordinance was located in CO the zone District. After the Effective Date, the zoning regulations applicable to Subzone D shall be the CO zone District regulations except for the changes to the CO zone district regulations approved by this Ordinance.

R = Use by Right    CR = Use with Criteria    C = Conditional Use	
Use Classification and Specific Principal Uses*	Use Designation**
<b>RESIDENTIAL USES</b>	
Employee unit	CR
Live/Work unit	R
Long-term rental	R
Multifamily dwelling	R
Dwelling, residential component of a mixed-use project	R
Short-term rental	CR
<b>COMMERCIAL USES</b>	
Amenity space/structure	C
Automatic Teller Machine (ATM)	R
Automobile filling station	C
Automobile service station	C
Bank	CR
Brewpub	CR
Business support services	R
Commercial, medium	R
Grocery store	R
Commercial, small	R
Construction trailer	CR
Cottage industry	CR
Farmers market	R
Garage sale	R
Health club	C
Home occupation	CR
Hostel	C
Hotel	R
Inn	CR
Lodge	CR
Marijuana cultivation, accessory	CR
Marijuana cultivation, private	CR
Media production	CR
Medical marijuana primary caregiver	CR
Mobile food unit	CR
Mobile vending	C
Movie theater	CR
Nightclub	CR
Office	R
Office - medical and dental	R
Office - Temporary on-site real estate sales	CR
Outdoor commercial	C
Parking lot/structure	C
Performing arts facility	R
Recreation, indoor	CR
Restaurant	CR
Studio	R
Tavern	R
Telecommunication facility	C
Timeshare	R
Vacation home rental	CR

**General Notes:**

1. Ground floor residential uses are prohibited by the PUD on primary street frontages along 3rd and 5th streets, Lincoln Avenue and the Plaza at Yampa/5th street. Ground floor residential uses are allowed on all other frontages.
2. Multifamily dwelling/use includes triplex/fourplex use which is defined by the current CDC as follows: A residential building designed for or occupied by three (3) or more families, maintaining independent access to each unit and separate living, kitchen and sanitary facilities. The number of families in residence shall not exceed the number of dwelling units provided.
3. Duplex Development on any lot shall require approval of a Final Development plan prior to issuance of a Building permit.

\*Residential and commercial uses not listed here are prohibited, unless otherwise provided in the Community Development Code (“CDC”). No changes are made to the following Use Classification Categories in the CO zone district: Industrial and Public, Institutional and Civic, Agricultural, Other Uses, Parks and Open Space Uses.

\*\*Refer to the current CDC for Use Criteria

## SUBZONE E USE CHART

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 (“Effective Date”) approving the Riverview PUD rezoning, the parcel identified as Subzone E on Attachment 1 to this Ordinance was located in the CY zone District. After the Effective Date, the zoning regulations applicable to Subzone E shall be the CY zone District regulations except for the changes to the CY zone district regulations approved by this Ordinance.

R = Use by Right    CR = Use with Criteria    C = Conditional Use	
Use Classification and Specific Principal Uses*	Use Designation**
<b>RESIDENTIAL USES</b>	
Duplex	R
Employee unit	CR
Group home	CR
Live/Work unit	R
Long-term rental	R
Multifamily dwelling	R
Tri-Plex/Fourplex	R
Secondary unit	CR
Short-term rental	CR
<b>COMMERCIAL USES</b>	
Amenity space/structure	C
Bed and breakfast	CR
Business support services	R
Construction trailer	CR
Cottage industry	CR
Farmers market	R
Garage sale	R
Home occupation	CR
Office - Temporary on-site real estate sales	CR
Parking lot/structure	C
Real estate sales trailer	C
Telecommunication facility	C
Timeshare	R
Vacation home rental	CR

**General Notes:**

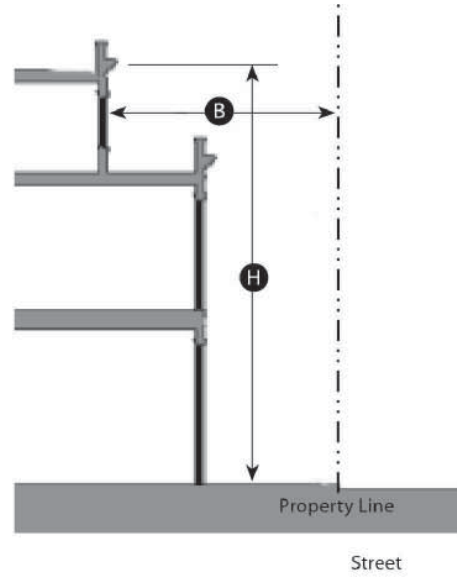
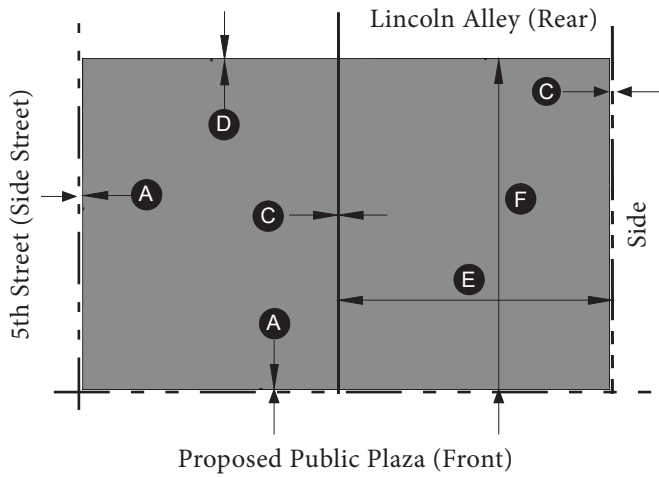
1. Ground floor residential uses are prohibited by the PUD on primary street frontages along 3rd and 5th streets, Lincoln Avenue and the Plaza at Yampa/5th street. Ground floor residential uses are allowed on all other frontages.
2. Multifamily dwelling/use includes triplex/fourplex use which is defined by the current CDC as follows: A residential building designed for or occupied by three (3) or more families, maintaining independent access to each unit and separate living, kitchen and sanitary facilities. The number of families in residence shall not exceed the number of dwelling units provided.
3. Duplex Development on any lot shall require approval of a Final Development plan prior to issuance of a Building permit.

\*Residential and commercial uses not listed here are prohibited, unless otherwise provided in the Community Development Code (“CDC”). No changes are made to the following Use Classification Categories in the CY zone district: Industrial and Public, Institutional and Civic, Agricultural, Other Uses, Parks and Open Space Uses.

\*\*Refer to the current CDC for Use Criteria

# SUBZONE A DIMENSIONAL STANDARDS

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 ("Effective Date") approving the Riverview PUD rezoning, the parcel identified as Subzone A on Attachment 1 to this Ordinance was located in the CY zone District. After the Effective Date, the zoning regulations applicable to Subzone A shall be the CY zone District regulations except for the changes to the CY zone district regulations approved by this Ordinance.



**Key**  
 - - - ROW / Property Line      ■ Building Area  
 - - - Setback Line

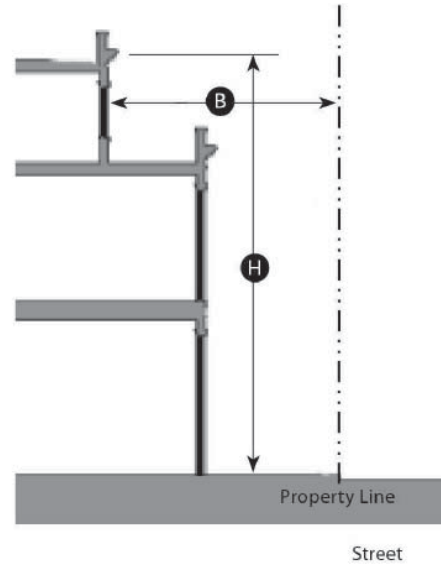
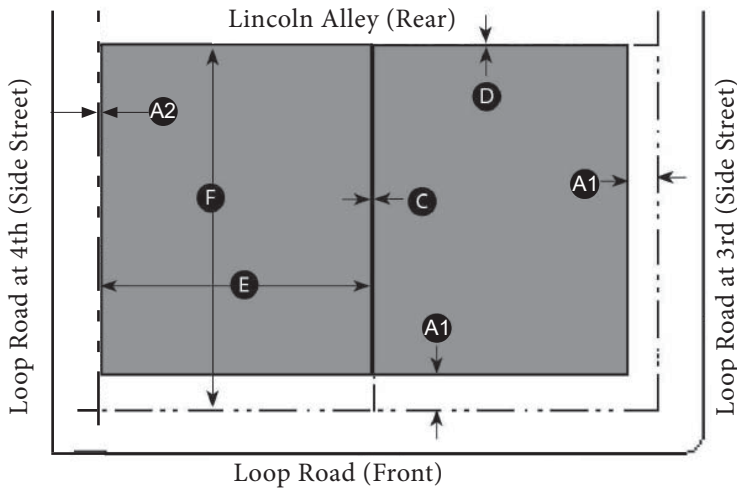
Building Placement		
Setback (Distance from ROW / Property Line)		
<b>Front/Side Street</b>		
Principal Structure up to 28'	0' min.	Ⓐ
Principal Structure above 28'	25' min. for 50% of Front/ Side Street	Ⓑ
Accessory Structure	NA	
Decks and porches	0' min.	
<b>Side</b>		
Principal Structure up to 40'	0' min.	Ⓒ
Principal Structure above 40'	10' min.	
Accessory Structure	NA	
Decks and porches	0' min.	
<b>Rear</b>		
Principal Structure up to 40'	0' min.	Ⓓ
Principal Structure above 40'	20' min.	
Accessory Structure	NA	
Deck and porches	0' min.	
Lot Size		
<b>Width</b>	25' min. 150' max.	Ⓔ
<b>Depth</b>	no min.	Ⓕ
<b>Lot Area</b>	3,000 sq. ft. min. 22,000 sq. ft. max.	

Building Form	
Height**	
Building Height	48' max.      Ⓖ
Other Standards	
Building Intensity	
Lot Coverage	100% max.
Floor Area Ratio	3.6 max./1.5 min.
Density	
Units per lot	no max.

\*\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# SUBZONE B DIMENSIONAL STANDARDS

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 ("Effective Date") approving the Riverview PUD rezoning, the parcel identified as Subzone B on Attachment 1 to this Ordinance was located in the CY zone District. After the Effective Date, the zoning regulations applicable to Subzone B shall be the CY zone District regulations except for the changes to the CY zone district regulations approved by this Ordinance.



**Key**

- ROW / Property Line
- Setback Line
- Building Area

### Building Placement

#### Setback (Distance from ROW / Property Line)

<b>Front/Side Street (F/S)</b>		
Principal Structure up to 28'	20' min.	A1
	0' min.	A2
Principal Structure above 28'	37' min. for 50% of F/S St.	B
Principal Structure above 40'(S St. only)	37' min.	
Principal Structure above 52'	47' min. for 50% & 62' min. for 50% of Fr. St.	
Accessory Structure	NA	
Decks and porches	0' min.	
<b>Side (Internal)</b>		C
Principal Structure	0' min.	
Accessory Structure	NA	
Decks and porches	0' min.	

#### Rear D

Principal Structure up to 40'	0' min.
Principal Structure above 40'	20' min.
Accessory Structure	NA
Deck and porches	0' min.

### Lot Size

<b>Width</b>	25' min.	E
	360' max.	
<b>Depth</b>	no min.	F
<b>Lot Area</b>	3,000 sq. ft. min.	
	42,000 sq. ft. max.	

### Building Form

#### Height\*\*

<b>Building Height</b>	60' max.	H
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### Other Standards

#### Building Intensity

Lot Coverage	85% max.
Floor Area Ratio	2.8 max./2.0 min.

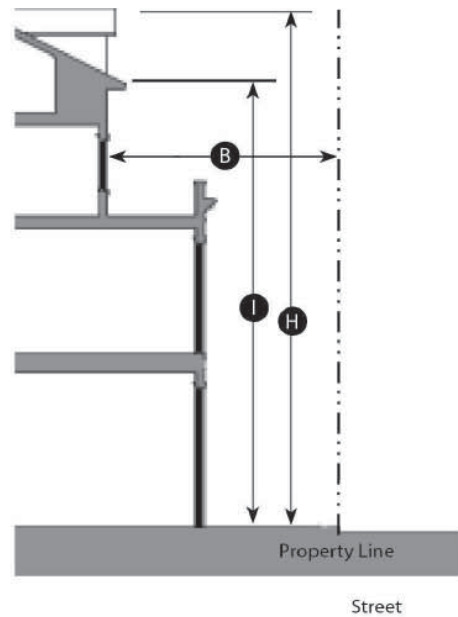
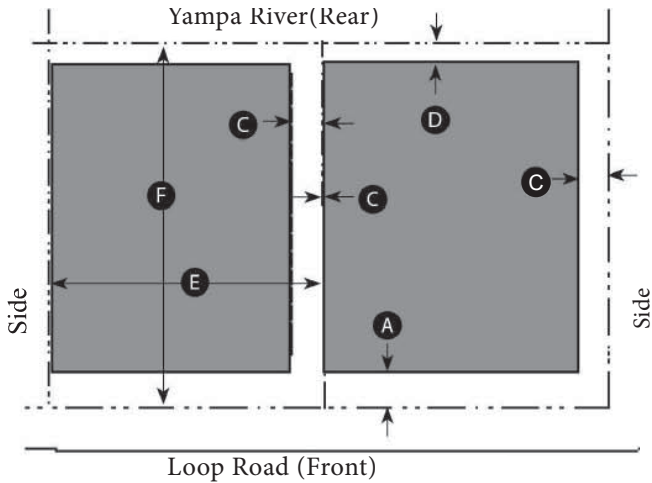
### Density

Units per lot	no max.
---------------	---------

\*\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# SUBZONE C DIMENSIONAL STANDARDS

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 ("Effective Date") approving the Riverview PUD rezoning, the parcel identified as Subzone C on Attachment 1 to this Ordinance was located in the CY zone District. After the Effective Date, the zoning regulations applicable to Subzone C shall be the CY zone District regulations except for the changes to the CY zone district regulations approved by this Ordinance.



**Key**  
 - - - - ROW / Property Line      ■ Building Area  
 - - - - Setback Line

## Building Placement

### Setback (Distance from ROW / Property Line)

Front		
Principal Structure:		
up to 14'	22' min.	A
up to 14' at garage	32' min.	
above 14'	27' min.	B
Accessory Structure	27' min.	
Decks and porches	17' min.	

Side		
Principal Structure (each side)	0' min.	C
Principal Structure to easements	0' min.	
Accessory Structure	0' min.	
Decks and porches	0' min.	

Rear***		
Principal Structure up to 24'	30' min. (highwater setback)	D
Principal Structure above 24'	25' min. from highwater setback	
Accessory Structure	15' min.	
Decks and porches	10' min.	

### Lot Size

Width	25' min.	E
	380' max.	
Depth	no min.	F
Lot Area	3,000 sq. ft. min.	
	81,000 sq. ft. max.	

## Building Form

### Height\*\*

Building Height		
Overall Height	36' max.	H
Average Plate Height	24' max.	I

## Other Standards

### Building Intensity

Lot Coverage	50% max./35% min.
Floor Area Ratio	1.25 max./0.75 min.

## Density

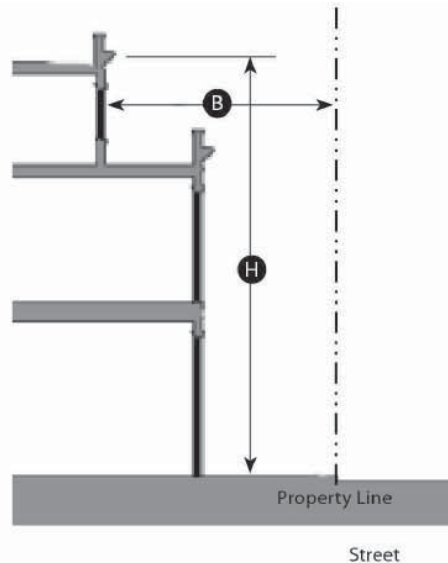
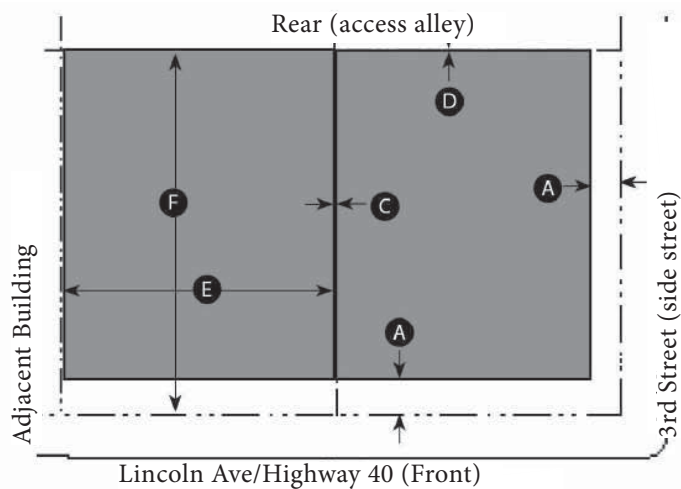
Units per lot	no max.
---------------	---------

\*\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

\*\*\*Rear setbacks are from ordinary high water line, not from property line.

# SUBZONE D DIMENSIONAL STANDARDS

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 ("Effective Date") approving the Riverview PUD rezoning, the parcel identified as Subzone D on Attachment 1 to this Ordinance was located in the CO zone District. After the Effective Date, the zoning regulations applicable to Subzone D shall be the CO zone District regulations except for the changes to the CO zone district regulations approved by this Ordinance.



**Key**  
 - - - - ROW / Property Line      ■ Building Area  
 - - - - Setback Line

## Building Placement

### Setback (Distance from ROW / Property Line)

Front/Side Street		
Principal Structure up to 28'	0' min./0' max.	A
Principal Structure above 28'	25' min. for 50% of Front/ Side Street	B
Principal Structure over 40'	70' min. on front only	
Decks/Porches	0' min.	

### Side C

Principal Structure up to 28'	0' min.*
Principal Structure above 28'	12' min.
Accessory Structure	NA
Decks/Porches	0' min.

### Rear D

Principal Structure up to 28'	15' min.
Principal Structure above 28'	25' min.
Principal Structure above 40'	35' min.
Accessory Structure	NA
Decks/Porches	12' min.

## Lot Size

Width	25' min.	E
	190' max.	
Depth	no min.	F
Lot Area	3,000 sq. ft. min. 38,000 sq. ft. max.	

## Building Form

### Height\*\*

Building Height	
	54' max. <span style="float: right;">H</span>

## Other Standards

### Building Intensity

Lot Coverage	No max.
Floor Area Ratio	3.6 max./1.5 min.

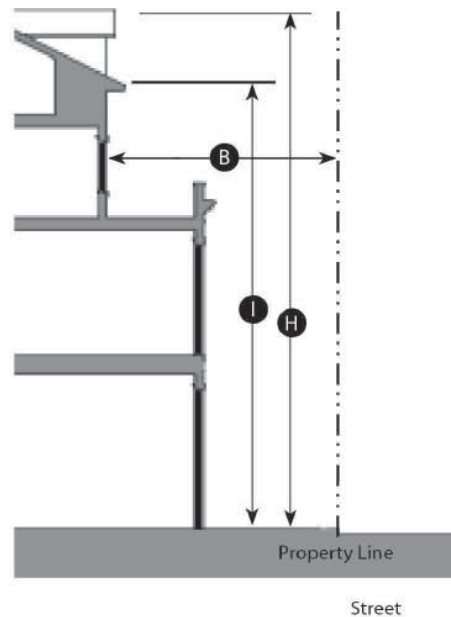
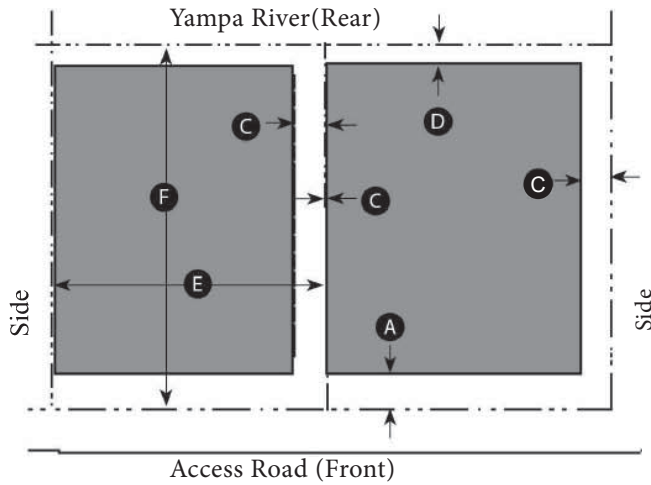
## Density

Units per lot	no max.
---------------	---------

\*\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

# SUBZONE E DIMENSIONAL STANDARDS

Prior to the effective date of Ordinance No. \_\_\_\_\_ on \_\_\_\_\_, 2017 ("Effective Date") approving the Riverview PUD rezoning, the parcel identified as Subzone E on Attachment 1 to this Ordinance was located in the CY zone District. After the Effective Date, the zoning regulations applicable to Subzone E shall be the CY zone District regulations except for the changes to the CY zone district regulations approved by this Ordinance.



### Key

- ROW / Property Line
- Setback Line
- Building Area

### Building Placement

#### Setback (Distance from ROW / Property Line)

Front ***			
Principal Structure:			
up to 14'	10' min.	A	
up to 14' at garage	20' min.		
above 14'	15' min.	B	
above 36'	20' min.		
Accessory Structure	15' min.		
Decks and porches	10' min.		
Side			
Principal Structure (each side)	0' min.	C	
Principal Structure to easements	0' min.		
Accessory Structure	0' min.		
Decks and porches	0' min.		
Rear****			
Principal Structure up to 14'	30' min. (highwater setback)	D	
Principal Structure above 14'	10' min. from highwater setback		
Principal Structure above 36'	15' min. from highwater setback		
Accessory Structure	15' min.		
Decks and porches	10' min.		

### Lot Size

Width	25' min.	E
	200' max.	
Depth	no min.	F
Lot Area	3,000 sq. ft. min.	
	28,000 sq. ft. max.	

### Building Form

#### Height\*\*

Building Height		
Overall Height	46' max.	H
Average Plate Height	36' max.	I

### Other Standards

Building Intensity	
Lot Coverage	50% max./40% min.
Floor Area Ratio	1.60 max./1.0 min.

### Density

Units per lot	no max.
---------------	---------

\*\* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Section 26-402 for an illustration of how height is measured.

\*\*\*Setbacks are from property line except at access roads, where setbacks are from edge of paving.

\*\*\*\*Rear setbacks are from ordinary high water line, not from property line.

## PUD Development Standards

Except for the variations set forth and approved below, the Development Standards set forth in Article 5 of the CDC which are applicable to the CO Zone District shall apply to Subzone D and the Development Standards which are applicable to the CY zone District shall apply to Subzones A, B, C and E.

**Article V: Development Standards/ Section 26-133 Building and architectural design standards (e) (7).**

Remove the statement “The primary entrance of the structure shall face Yampa Street.”

Analysis: The proposed vacation of Yampa Street within the PUD property and the construction of the proposed loop road requires a customized approach to entrance locations.

**Article V: Development Standards/ Section 26-133 Building and architectural design standards (d) (2) (f).**

Street Level Retail. Section 26-133 (d)(2)(f) states the following:

In retail areas such as downtown, the mountain base, mixed use developments, buildings shall encourage pedestrian activity by providing retail/shopper-oriented uses on the street level and buildings. Office and residential uses are more appropriate above the first story.

Analysis: Ground floor residential uses are prohibited by the PUD on primary street frontages along 3<sup>rd</sup> and 5<sup>th</sup> streets, Lincoln Avenue and the Plaza at Yampa/5<sup>th</sup> street. The PUD allows for residential development on ground level locations that are considered interior to the site such as the loop road and alley and access roads, which support a residential neighborhood, notably in subzones B and C. The PUD allows for Office use at ground level in Subzones A, B and D, which is consistent with the surrounding development.

**Article V: Development Standards/ Section 26-134 Commercial Old Town CO design standards (c) (16).**

Remove the statement “The predominate mass of new construction may present a one to two-story façade at the front property line. Any third-floor element shall be setback a minimum of fifteen (15) feet from the sidewalk edge along Lincoln Avenue.”

Analysis: The proposed setbacks on the dimensional standards for Subzone D allow for the third-floor setback to be varied for 50% of the footprint along Lincoln.

**Article V: Development Standards/ Section 26-134 Commercial Old Town CO design standards (c) (17).**

Remove the statement “The third floor of a building mass shall be set back fifteen (15) feet from the building face, from either Lincoln Avenue or a cross street where significant views will be maintained.

Analysis: The proposed setbacks on the dimensional standards for Subzone D allow for the third-floor setback to be varied for 50% of the footprint along Lincoln.

**Article V: Development Standards/ Section 26-134 Commercial Old Town CO design standards (c) (22).**

Remove all of the following: “Maintain the repetition of similar shapes and details along the block. Upper story windows shall have a vertical emphasis. In general, they should be twice as tall as they are wide. These proportions are within a limited range; therefore, upper story windows in new construction should relate to the window proportions seen on traditional commercial building

facades. Headers and sills of windows on new buildings shall maintain the traditional placement relative to cornices and belt courses.”

Analysis: The existing design standards are focused on matching existing and smaller development standards (i.e. window proportions) which don't allow for a variety of building design types that could complement or serve as a counterpoint to existing development.

**Article V: Development Standards/ Section 26-136 Open space, vegetation, and site grading.**

These standards are not applicable.

Analysis: Section 26-136 of the Code imposes certain open space requirements. The Property is preexisting subdivided and platted property which is being replatted. Residential and commercial subdivision open space requirements are not applicable.

**Article V: Development Standards/ Section 26-139 Parking and loading design standards (d) (5).**

Remove 26-139(d)(5) which prohibits the use of parking facilities in residential districts.

Analysis: Existing parking is limited along Yampa, and in parts of downtown. A portion of the potential future parking lot/structure in excess of the minimum parking requirements could be leased or sold to help pay for the parking structure and provide additional parking downtown. Additionally, 26-139 (e)(8)(b) shall not apply and parking in subzones C and E (currently CY-Yampa) will allow flexibility for additional parking when provided for in future development proposals. Additional off-street parking is prohibited between the back of a building and the rear property line, if the building is not constructed to the rear property line.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (a) (5).**

Lots with two (2) or more sides surrounded by a public or private street are required to have a minimum lot size and useable lot area at least fifteen (15) percent larger than the minimums established for the zone district.

Analysis: Due to the unique configuration of the proposed subdivision and the proposed roadway alignment, this standard will not apply to the future sub-division of the property.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (b) (1).**

All streets within a subdivision shall satisfy the complete streets standards set forth in section 26-155.

Analysis: The proposed Preliminary Plan and PUD zoning associated with the applications accommodates vehicle, pedestrian, and bicycle circulation in a “shared street” format. The width of the proposed loop road is in conformance with City standards. section 26- 155.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (b) (5).**

The city encourages all streets to be public and discourages private streets.

Analysis: The proposed loop road will be a public street.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (b) (7).**

A Street, for its entire length, must be either public or private. No public street shall be joined or interrupted by a section of a private street. No collector or connector street may be a private street.

Analysis: The proposed loop road will be a public street.

**Article VII: Subdivision Regulations/Section Standards for all subdivisions 26-183 (b) (13).**

Street and pedestrian lighting is required in conformance with [section 26-138](#), lighting standards.

Analysis: No lighting is proposed as part of the current applications. Lighting will be provided

as part of the development of the individual lots.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (c) (2).**

All subdivisions shall be designed so that individual lots are developable in accordance with the requirements contained in subsection 26-145(c) (1), waterbody setbacks.

Analysis: The project is proposing to maintain the 30-ft water body setback from the Yampa River consistent with the CY zone district for the length of the property and at the Spring Creek culvert and its outlet.

**Article VII: Subdivision Regulations/Section 26-183 Standards for all subdivisions (e).**

Easements and dedications.

Analysis: All easements shall be dedicated as required based on the location of the constructed utilities and not arbitrarily based on lot lines.

**Article VII: Subdivision Regulations/Section 26-184 Design standards for residential subdivisions (c).**

Circulation—Any street that serves four or lots or units shall be a public street.

Analysis: The proposed public loop road satisfies the requirements of this section.

**Article VII: Subdivision Regulations/Section 26-184 Design standards for residential subdivisions (d).**

Open space and trails—each residential subdivision shall designate land for the purpose of providing open space, passive recreation facilities, and/or recreation trails.

Analysis: This application is a replat of an existing subdivision and therefore the open space requirements do not apply.

**Article VII: Subdivision Regulations/Section 26-185 Design standards for commercial and industrial subdivisions (c).**

Circulation—Commercial lots shall abut a public street or be served by a private street meeting City Standards.

Analysis: The proposed public loop road satisfies the requirements of this section.

**Article VII: Subdivision Regulations/Section 26-185 Design standards for commercial and industrial subdivisions (d).**

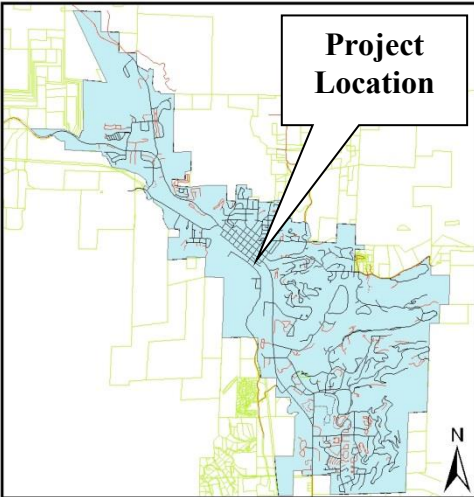
Open space and trails—each nonresidential subdivision shall designate land for the purpose of providing open space, passive recreation facilities, and/or recreation trails.

Analysis: This application is a replat of an existing subdivision and therefore the open space requirements do not apply.

# AGENDA ITEM #5.

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

<b>PLANNING COMMISSION AGENDA ITEM</b>	
<b>Project Name:</b>	Riverview (446 Yampa)
<b>Project Number/Type:</b>	PP-17-10, Preliminary Plat
<b>Prepared By:</b>	Rebecca Bessey, AICP Principal Planner
<b>Through:</b>	Tyler Gibbs, AIA Planning & Community Development Director
<b>Date:</b>	May 17, 2018
<b>Planning Commission:</b>	May 24, 2018
<b>City Council:</b>	June 5, 2018
<b>Zoning:</b>	PUD
<b>Applicant:</b>	Mark Scully, Riverview- Yampa Development, LLC
<b>Request:</b>	An amendment to a previously-approved Preliminary Plat to subdivide property from 3rd to 5th and Lincoln Ave to the Yampa River into 10 development lots and 3 tracts for infrastructure and open space, to be consistent with the PUD zoning.



**Project Location**

**3rd to 5th and  
Lincoln Ave to the Yampa River**

<b>Public Notice Requirements</b>	
Notice Type	Date Accomplished
Newspaper	05/13/2018
Mailing	05/09/2018
Posting	05/09/2018
Mineral	n/a

## I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY

**CDC - SECTION 26-67(E):** NO PRELIMINARY PLAT SHALL BE APPROVED UNLESS THE CITY COUNCIL FINDS THAT THE PLAN MEETS ALL OF THE FOLLOWING CRITERIA:

Subsection	Consistent			Notes
	Yes	No	NA	
1) Conformity with the CDC	<input checked="" type="checkbox"/>			
2) Verification of Developable Lots	<input checked="" type="checkbox"/>			
3) Conformance with other Applicable Regulations	<input checked="" type="checkbox"/>			
4) Compatible with Community Plan			<input checked="" type="checkbox"/>	
5) Compatible with Surrounding Area	<input checked="" type="checkbox"/>			
6) Suitable for Development	<input checked="" type="checkbox"/>			
7) Phasing	<input checked="" type="checkbox"/>			
8) Variance			<input checked="" type="checkbox"/>	

**Staff Finding:** Staff finds the Preliminary Plat, PP-17-10, is CONSISTENT with the Criteria for Approval for a Preliminary Plat.

.... (Detailed policy analysis is located in Section V; Staff Findings are in Section VI)

## II. PROJECT LOCATION



### III. BACKGROUND INFORMATION

A Preliminary Plat (PP-16-07) was approved for the subject property on June 6, 2017 by Resolution 2017-32 (see Attachment 2). The approved Preliminary Plat included six development lots and one tract for infrastructure (see Attachment 3). The subject property is zoned PUD as approved by Ordinance No. 2609. A PUD Amendment is also proposed concurrent with this application to amend the Preliminary Plat.

### IV. PROJECT DESCRIPTION

The proposed Preliminary Plat amendment includes the following proposed substantive changes from the previously-approved Plat:

1. Division of previously-approved Lots C1 and C2 into six duplex lots: C1, C2, C3, C4, C5, and C6.
2. Creation of Tracts B and C to encompass open space and infrastructure that was previously located within easements on Lots C1, C2, and E.
3. Elimination of an access easement on Lot E.

### V. PROJECT ANALYSIS

The following section provides staff analysis of the application as it relates to sections of the CDC. It is intended to highlight those areas that may be of interest or concern to planning commission, city council, staff or the public. For a list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

#### Criteria for Approval

CDC – Section 26-67 (e): Preliminary Plats shall be approved only where the plat, supporting materials and documentation, and any testimony and evidence presented during a public hearing establishes that all of the following criteria have been met:

#### 1. Conformity with Community Development Code

*The proposed Preliminary Plat substantially conforms to all applicable requirements of this CDC, including all applicable requirements of the zone district(s) in which the property to be subdivided is located, and all regulations applicable to any conditional uses, as such regulations may have been modified by an approved variance.*

Staff Analysis: **Consistent.** The proposed Preliminary Plat substantially conforms to all applicable requirements of the CDC and the PUD zoning.

#### 2. Verification of Developable Lots

*Each lot proposed for development in the subdivision has demonstrated, to the satisfaction of the director, that it is developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this Community Development Code in terms of zone district standards, development standards, and subdivision standards.*

Staff Analysis: **Consistent.** The proposed lots have been reviewed for developability and they meet the requirements of the CDC and the PUD zoning.

#### 3. Conformance with other Applicable Regulations

*The proposed subdivision conforms to applicable regulations and requirements including but not limited to provisions of state law, Steamboat Springs Municipal Code, and any*

*requirements set by any capital improvement plan or program, or any approved subdivision improvements agreement or development agreement for the property.*

Staff Analysis: **Consistent.** The subdivision conforms to all applicable regulations.

#### **4. Compatible with Community Plan**

*The proposed subdivision shall be compatible with the preferred direction and policies outlined in the community plan or approved master plans. This criterion shall only be applicable to proposed variances within a preliminary plat.*

Staff Analysis: **Not Applicable.** No variances are being requested with this Preliminary Plat amendment.

#### **5. Compatibility with Surrounding Area**

*The proposed subdivision shall be compatible with the character of the existing land uses in the area and shall not adversely affect the future development of the surrounding area.*

Staff Analysis: **Consistent.** The proposed subdivision will allow the property to be developed consistent with zoning, allowable and existing uses, and surrounding lots. The Preliminary Plat supports the PUD, which was found to be compatible with the area, and the Preliminary Plat is consistent with the PUD.

#### **6. Suitability for Development**

*The land proposed for subdividing shall be physically suitable for development, considering its topography (the presence of steep or unstable slopes), 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.*

Staff Analysis: **Consistent.** The lots have been reviewed for suitability and can meet requirements of the CDC with the PUD zoning.

#### **7. Phasing**

*If the proposed development is to be developed in phases, then each phase shall contain the required streets, utilities, landscaping, and other improvements that are necessary and desirable for residents of the project for that phase. Each phase of the phasing plan shall meet the requirements of the CDC on its own unless a variation is granted. If the development incorporates any amenities for the benefit of the City, such as trail connections, these shall be constructed in the first phase of the project, or, if this is not practical, then as early in the project as is reasonable.*

Staff Analysis: **Consistent.** Each phase, as proposed, shall provide the necessary utilities and infrastructure required to support the phase.

#### **8. Variance**

Staff Analysis: **Not Applicable.** A variance to the City's street standards was previously approved with PP-16-07. The proposed amendment to the Preliminary Plat is in substantial conformance with the previously-approved Preliminary Plat and variance with regard to the

street standards. No additional variances are being requested with this Preliminary Plat amendment.

## **VI. STAFF FINDINGS**

Staff finds that Preliminary Plat, PP-17-10, (an amendment to the previously-approved Preliminary Plat PP-16-07), to subdivide property from 3rd to 5th and Lincoln Ave to the Yampa River into 10 development lots and 3 tracts for infrastructure and open space consistent with the PUD zoning, is consistent with the Criteria for Approval for a Preliminary Plat.

The recommended conditions of approval are intended to replace the conditions of the Preliminary Plat PP-16-07 approval in their entirety.

### **Recommended Motion**

The Planning Commission recommends approval of PP-17-10 as depicted in Attachment 1 with the following conditions of approval:

1. The Preliminary Plat is subject to approval of PUD amendment PUD-17-03.
2. Prior to issuance of a Building Permit for development on any lot within the Project, the Owner shall record a Final Plat that is in substantial conformance with the Preliminary Plat and that complies with all applicable conditions of the PUD.
3. Prior to recording the first Final Plat for the Project, civil construction plans shall be approved for all improvements shown as the "Initial Phase" on Preliminary Plat Sheet C.300.
4. Civil construction plans shall include but are not limited to: the loop street, the public trails (multi-modal and soft surface) adjacent to the Yampa River showing profile and cross sections, proposed private grading in the floodplain, proposed stream bank stabilization, landscape and vegetation plan for the riparian buffer, proposed river access points, storm drainage infrastructure, water quality enhancements, postal facilities, improvements to public streets to add auxiliary turn lanes, and the pedestrian crossing improvements. The plans shall also identify encroachment of improvements onto City property to determine dedication of temporary construction easements, permanent easements, and revocable licenses.
5. A final drainage study shall be required with the civil construction plans.
6. The design and placement of the soft surface trail shall provide for a minimum five-foot wide vegetative buffer between the trail and the Ordinary High Water Mark of the Yampa River. The trail elevation shall be a minimum of three feet above the Ordinary High Water Mark elevation.
7. Prior to recording the first Final Plat for the Project, all improvements shown on approved civil construction plans shall be constructed by the Owner and the Riverview Metropolitan District and accepted or approved by the City, or the Owner and the Riverview Metropolitan District shall enter into an Improvements Agreement with the City and provide surety.
8. Prior to approval of civil construction plans, the Owner shall obtain approved CDOT access permits for Third Street, Fourth Street, and Fifth Street improvements. All

- infrastructure improvements required by the CDOT access permits are the responsibility of the Owner and are to be included on the civil construction plans. In the event CDOT access permits cannot be obtained prior to approval of civil construction plans, the Owner acknowledges that they are proceeding with risk, and any construction may need to be amended or reconstructed, at the Owner's cost, to comply with approved access permits.
9. Prior to recording the first Final Plat for the Project, the Owner shall pay a proportionate share of identified future adaptive signal improvements along Lincoln Avenue, calculated at 7.2% of \$500,000 or \$36,000. The City and Owner shall enter into a Development Agreement that, among other items, provides that the City shall not require future development applications associated with the Project, which are not projected to materially increase traffic levels generated from the subdivision as shown on the approved Traffic Study, to contribute additional funds towards Lincoln Avenue signal or other improvements approved as part of this Preliminary Plat.
  10. Prior to any development on City-owned property, the Owner shall execute the Fourth Street Revocable License Agreement ("Fourth Street License").
  11. All improvements shown as the "Initial Phase" on Preliminary Plat PP-17-10 Sheet C.300 are considered critical infrastructure and shall be constructed by the Owner and accepted or approved by the City prior to issuance of any Building Permit or Certificate of Occupancy, or as specified in an Improvements Agreement allowing for sequencing of Building Permits for development on Lots A, B, C1, C2, C3, C4, C5, C6, D, or E.
  12. All improvements shown on the Sub-Area Phasing Plan on the Preliminary Plat Sheet C.301 are to be constructed with the development of corresponding lots per the Development Agreement. Civil construction plans for improvements shown on the Sub-Area Phasing Plan shall be approved by the City prior to any Building Permit on the corresponding lot.
  13. Prior to approval of a Development Plan for Lot D, the Owner shall provide the City with an executed agreement between the Owner and the owner of the adjacent property PIN 145024003 (Rabbit Ears Motel) that addresses relocation of the existing water and sewer services, or the Owner shall provide an alternative that allows service to continue to the adjacent property.
  14. The Final Plat shall include a note and the Development Agreement shall include a provision stating that prior to approval of a Development Plan for Lot D, the Owner shall dedicate to the City a sidewalk easement adjacent to Lincoln Avenue for a sidewalk that meets the Steamboat Springs Downtown Design Guidelines and transit shelter requirements.
  15. The City may utilize unimproved, vacant sites within the Project for parking and snow storage for a \$1 annual fee, until they are developed, in accordance with a license agreement between the Owner and the City.
  16. The Plaza, to be developed with Lot A, shall include an emergency access route, identified by differentiating materials approved by the Fire Department, that meets the Fire Department apparatus standards for width and turning radius. The emergency access route shall be kept clear of planters, seating, signs, bike racks, and other obstructions.

17. The Final Plat shall include a note and the Development Agreement shall include a provision stating that development within Lot A shall take vehicular access from the alley. No vehicular access into Lot A shall be permitted from Fifth Street.
18. Temporary closures of any public access improvement to accommodate site development may be permitted with approval from the Director of Public Works and the Director of Planning and Community Development.

#### **ATTACHMENTS**

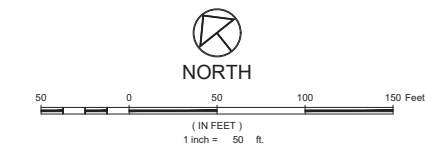
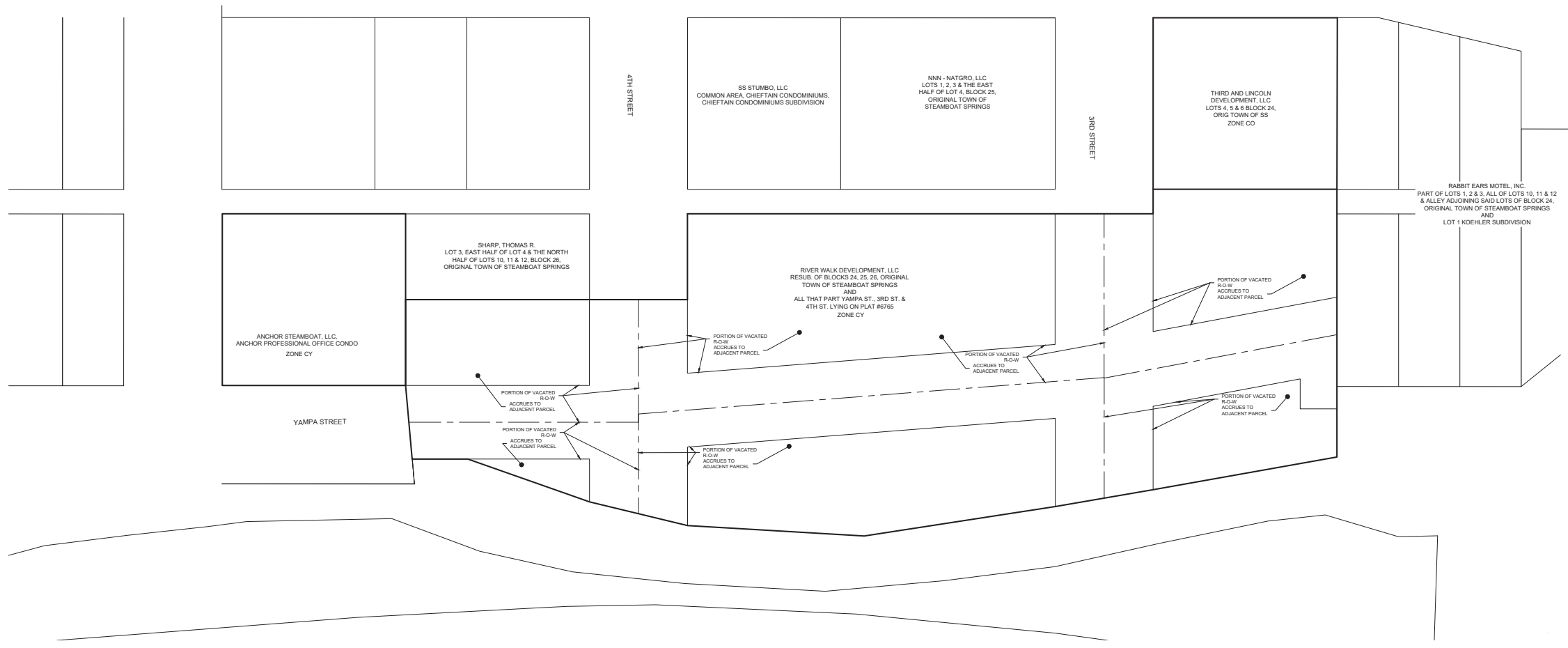
1. Preliminary Plat
2. Resolution 2017-32
3. Previously-Approved Preliminary Plat







DRAWING FILENAME: F:\1522-009\1522-009\1522-009.dwg; PLOT DATE: 3/30/18 10:00 AM; PLOT SCALE: 1/8" = 1'-0"; PLOT SHEET: 1 OF 1; PLOT AREA: 11.00 X 17.00; PLOT DEVICE: HP DesignJet 500; PLOT STATUS: SUCCESS



**LEGEND:**

PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	---
EASEMENT	- - - - -
SECTION LINE	---
CENTERLINE	---
FOUND MONUMENT	⊙
FOUND SECTION CORNER	⊙
BUILDING	▭
ROOF LINE/OVERHANG	▭
DECK	▭
WALL	▭
FENCE	- x - x - x - x -
MAJOR CONTOUR	- - - - - 6800
MINOR CONTOUR	- - - - -
ASPHALT	▨
CONCRETE	▨
GRAVEL	▨
SIGN	⊙
SANITARY SEWER	⊙
SANITARY SEWER MANHOLE AND CLEANOUT	⊙
WATER LINE	⊙
FIRE HYDRANT, GATE VALVE & CURB STOP	⊙
GAS	⊙
GAS METER AND MANHOLE/VAULT	⊙
CABLE	---
CABLE PEDESTAL	---
FIBER OPTIC	---
TELEPHONE	---
TELEPHONE PEDESTAL AND MANHOLE/VAULT	---
ELECTRIC	---
ELECTRIC PED. JUNCTION BOX AND METER	---
LIGHT POLE AND LIGHT POLE W/ MAST	---
OVERHEAD UTILITY LINE	---
UTILITY POLE AND GUY WIRE	---
DITCH/SWALE	---
CULVERT W/ END SECTIONS & RIP RAP	---
INLET AND STORM MANHOLE	---
FLOW ARROW	---
CONIFEROUS AND DECIDUOUS TREE	---

**NOTES:**

- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- ALL SYMBOLS ARE GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

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Steamboat Springs, Colorado 80477  
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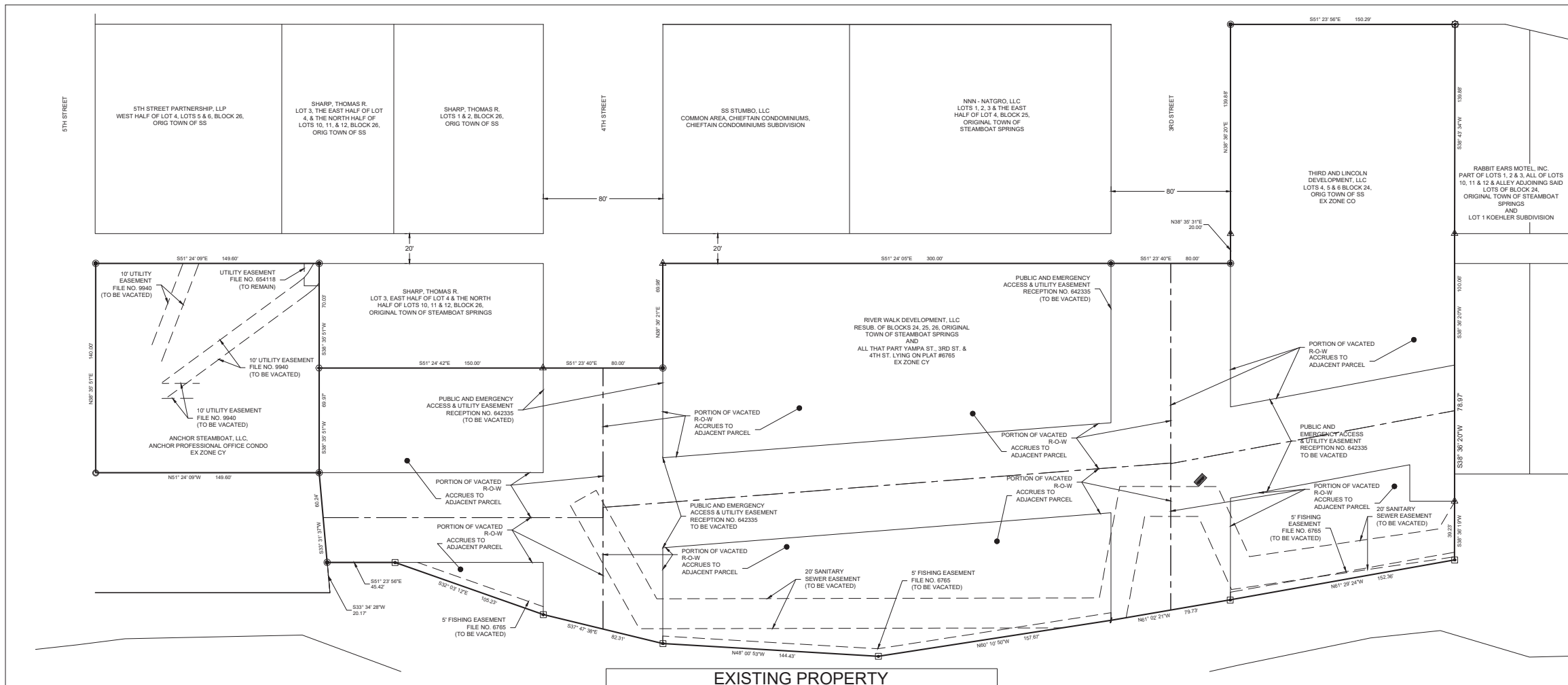
These drawings are provided by Landmark Consultants, Inc. and are not to be used for any other purpose without the written consent of Landmark Consultants, Inc.

NO.	DATE:	BY:	DESCRIPTION:
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2	3/30/18	RS	TAC COMMENTS

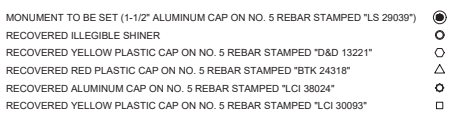
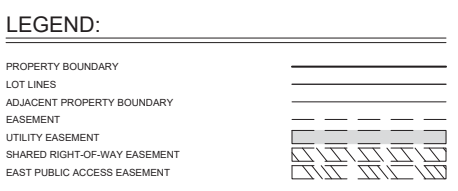
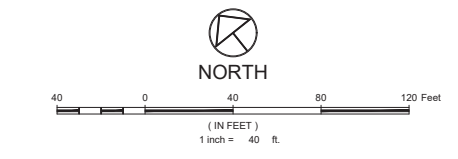
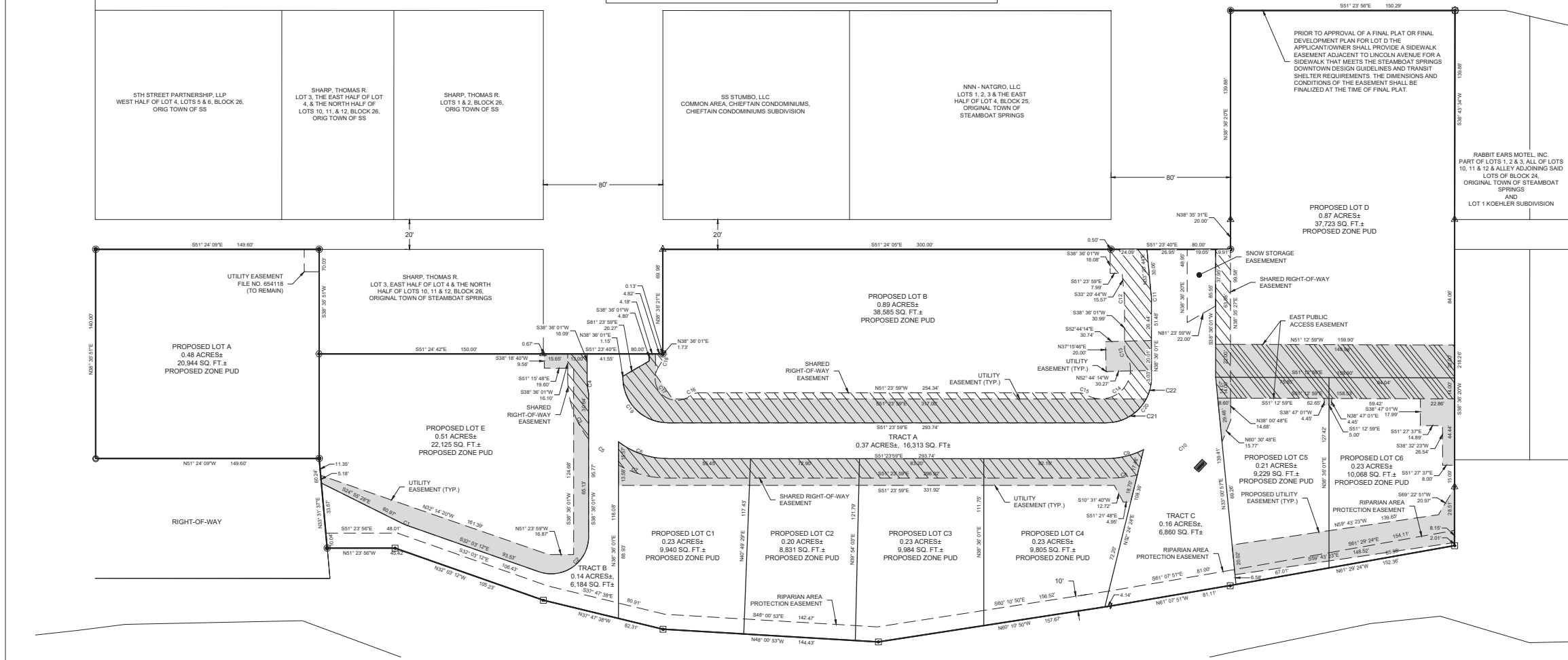
PROJECT:	1522-009
DATE:	12/15/17
DRAWN BY:	AUS
CHECKED BY:	RS

Preliminary Plat & PUD for RiverView  
Existing Property Information





**EXISTING PROPERTY  
PROPOSED PLAT**



- NOTES:**
- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
  - EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
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  - THIS SITE CONTAINS A CALCULATED AREA OF 4.74 ACRES.
  - THE DATE OF LAST FIELD INSPECTION: MAY 13, 2016.
  - PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE AO (DEPTH 1) (FLOOD DEPTHS OF 1 TO 3 FEET USUALLY SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTHS DETERMINED, FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED, AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F-E-M-A FLOOD INSURANCE RATE MAP NUMBER 081070267D, WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2005.
  - THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

STANDARDS	LOT SUMMARY
# LOTS	10
LOT AREA	MAX: 38,585 SF MIN: 9,229 SF AVG: 17,723 SF
BUILDABLE LOTS	10

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	2.99'	24.00'	007°07'43"	S28°29'20"E	2.98'
C2	47.71'	25.00'	109°20'48"	S86°43'35"E	40.79'
C3	44.10'	67.00'	037°43'00"	S19°44'31"W	43.31'
C4	10.41'	54.00'	011°02'37"	S33°04'42"W	10.39'
C5	26.63'	67.00'	022°46'33"	S10°30'16"E	26.46'
C6	35.50'	54.00'	037°40'12"	S32°33'53"E	34.87'
C7	34.51'	67.00'	029°30'27"	S38°38'48"E	34.13'
C8	17.56'	75.00'	013°24'49"	S58°06'24"E	17.52'
C9	25.70'	54.00'	027°16'15"	S65°02'06"E	25.46'
C10	76.85'	75.00'	058°42'41"	N85°49'51"E	73.53'
C11	4.68'	51.00'	005°15'17"	N35°58'22"E	4.68'
C12	3.03'	33.00'	005°15'17"	N35°58'22"E	3.03'
C13	5.26'	10.00'	030°07'19"	S23°32'21"W	5.20'
C14	51.45'	19.62'	150°14'39"	N83°36'01"E	37.93'
C15	5.26'	10.00'	030°07'19"	N36°20'19"W	5.20'
C16	6.50'	10.00'	037°14'28"	N70°01'13"W	6.39'
C17	41.69'	14.52'	164°28'56"	S06°23'59"E	28.78'
C18	6.50'	10.00'	037°14'28"	N57°13'15"E	6.39'
C19	47.12'	30.00'	090°00'00"	S06°23'59"E	42.43'
C20	47.12'	30.00'	090°00'00"	N83°36'01"E	42.43'
C21	32.47'	30.00'	062°00'50"	S82°24'24"E	30.91'
C22	14.65'	30.00'	027°59'10"	N52°35'36"E	14.51'

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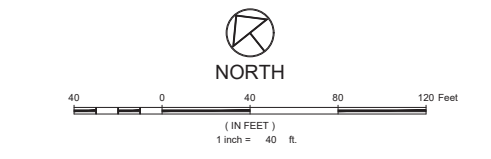
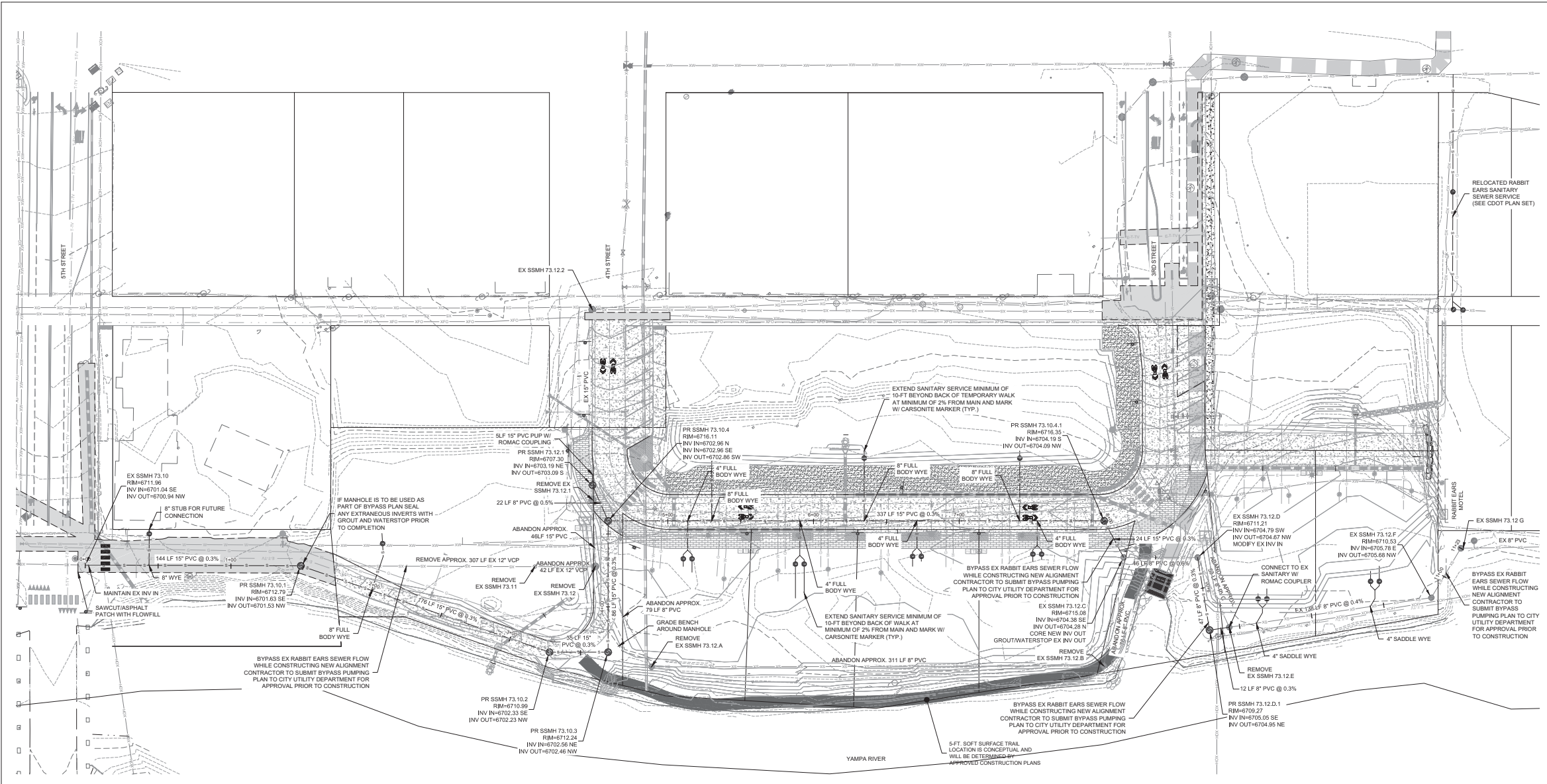
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NO.	DATE:	BY:	DESCRIPTION:
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2	3/30/18	RS	TAC COMMENTS
3	5/03/18	RS	TAC COMMENTS

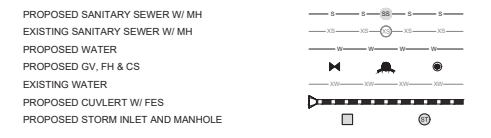
Preliminary Plat & PUD for RiverView  
Preliminary Plat  
SHEET  
C.01.03







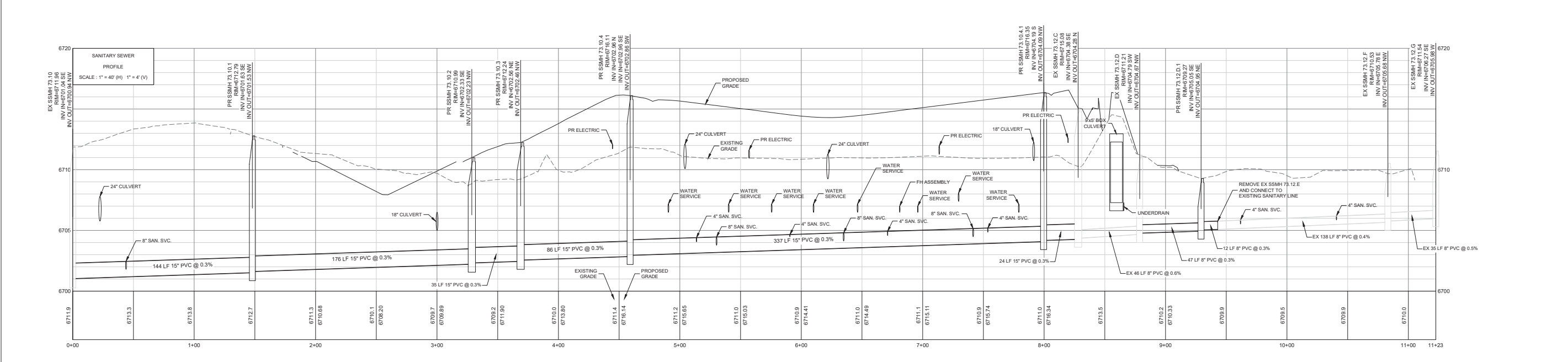
**LEGEND:**



**NOTES:**

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
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3. ALL SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS WATER STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
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8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. THE PARTICLE SIZE OF BACKFILL MATERIAL WITHIN 1' FOOT OF THE PIPE SHALL NOT EXCEED 1/2" INCH. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
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14. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 29. SEE NOTES SHEET FOR BENCHMARK REFERENCES.

**SANITARY SEWER PLAN AND PROFILE**



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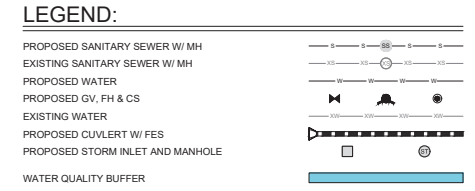
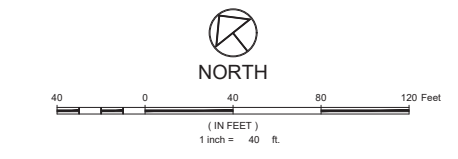
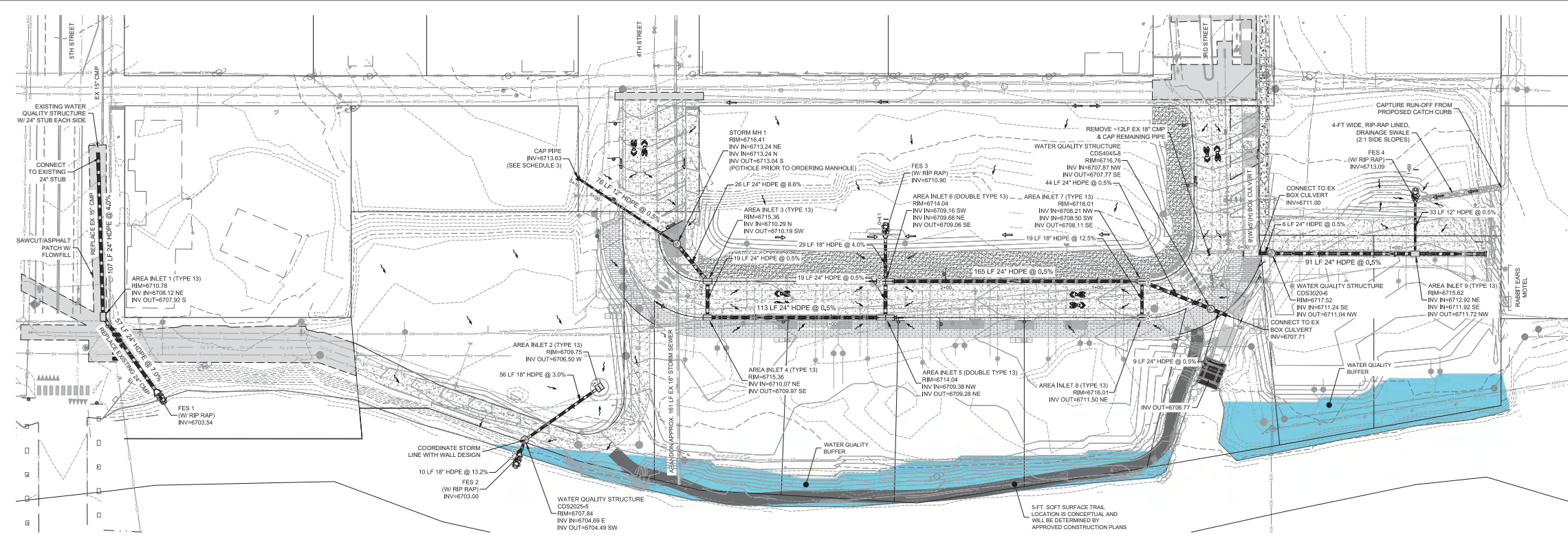
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NO.	DATE	BY	DESCRIPTION
1	2/21/18	RS	TAC COMMENTS
2	3/30/18	RS	TAC COMMENTS

PROJECT:	1522-009
DATE:	12/15/17
DRAWN BY:	MG
CHECKED BY:	RS

Preliminary Plat & PUD for RiverView  
 Sanitary Sewer Plan & Profile

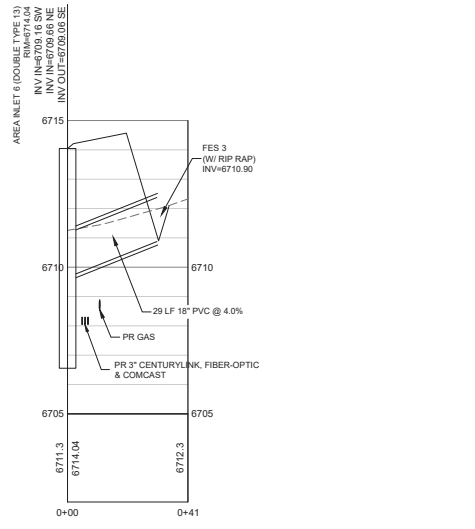




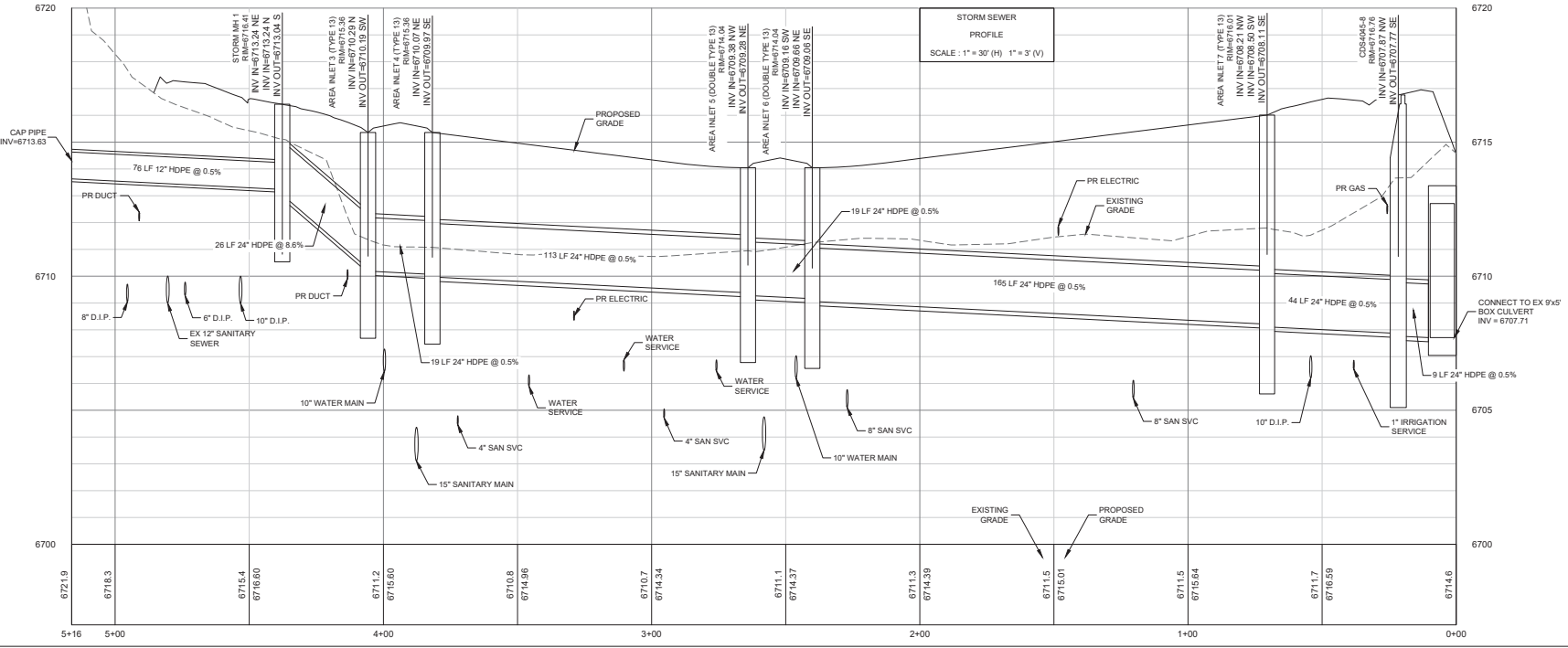
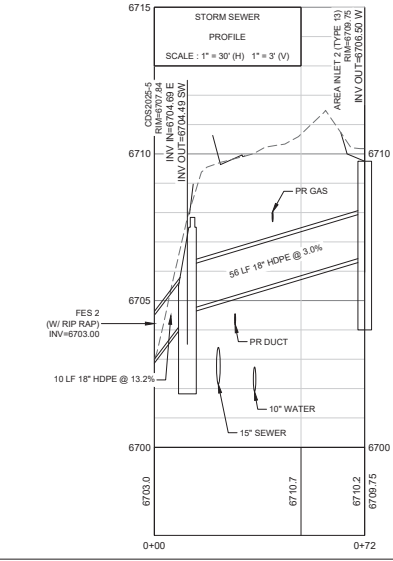
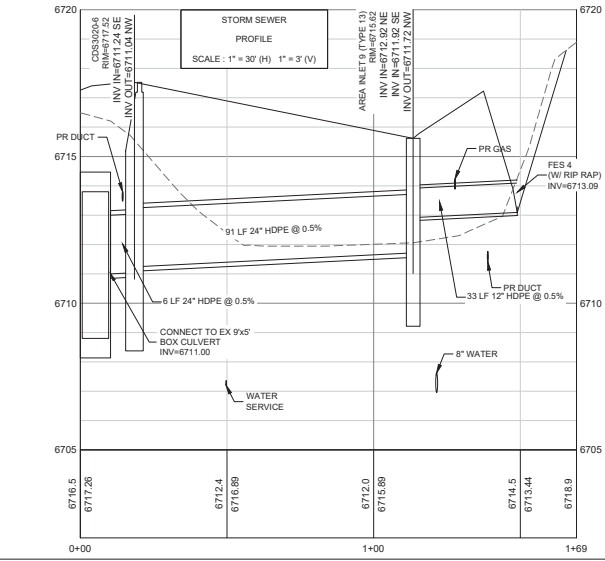
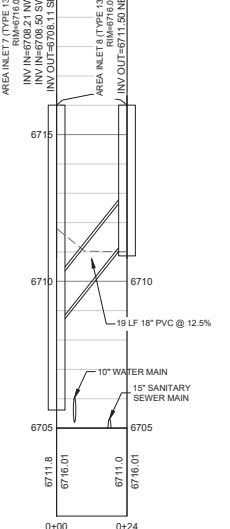
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**STORM SEWER PLAN AND PROFILE**

STORM SEWER PROFILE  
SCALE: 1" = 30' (H) 1" = 3' (V)



STORM SEWER PROFILE  
SCALE: 1" = 30' (H) 1" = 3' (V)



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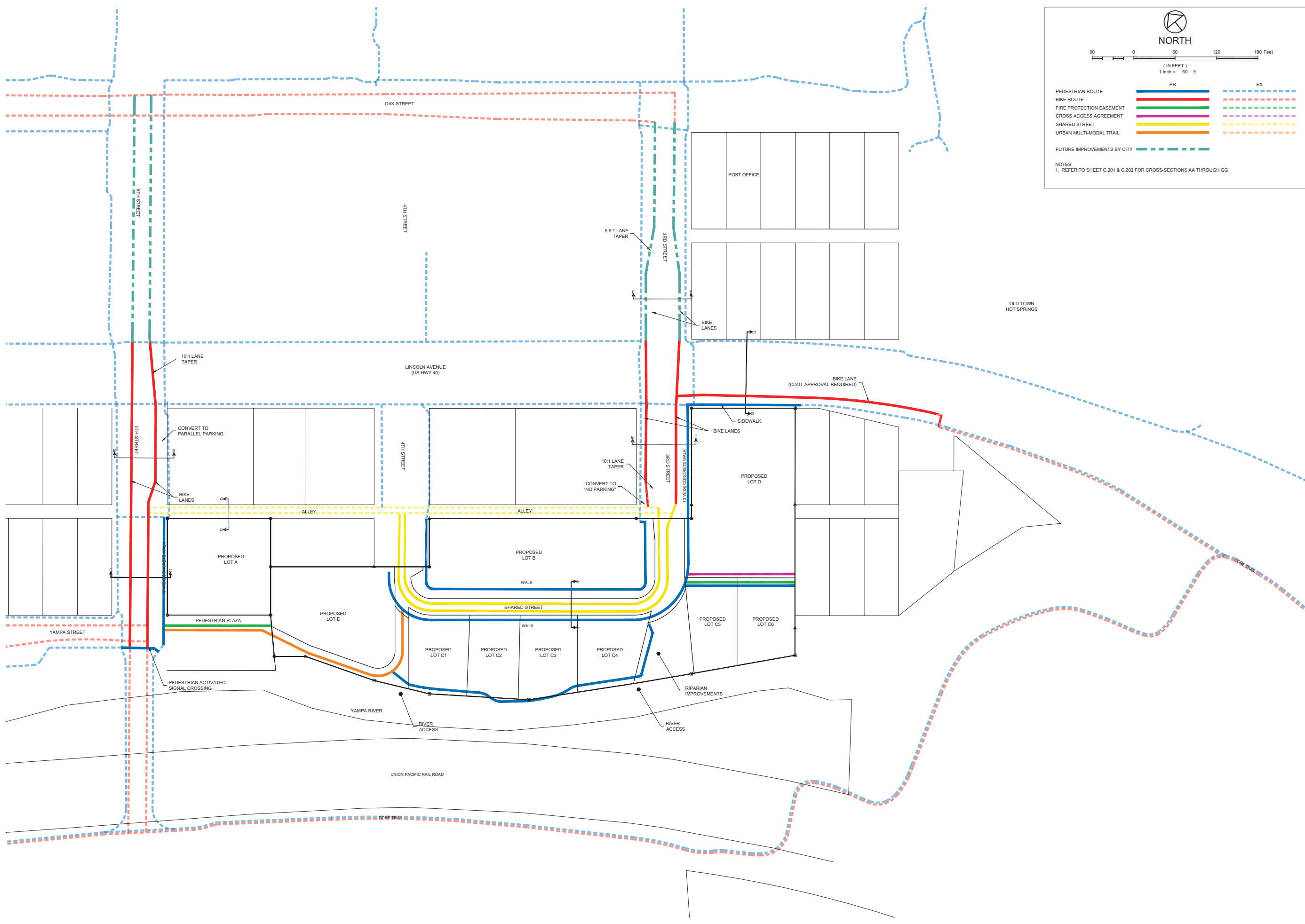
NO.	DATE:	BY:	DESCRIPTION:
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2	3/30/18	RS	TAC COMMENTS

PROJECT:	DATE:	DRAWN BY:	CHECKED BY:
1522-009	12/15/17	MG	RS

Preliminary Plat & PUD for RiverView  
Storm Sewer Plan & Profile

DATE PLOTTED: 1/11/2018 10:00:00 AM  
PLOT FILE: C:\Users\jgordon\AppData\Local\Temp\1522-009-1\1522-009-1.dwg  
PLOT SCALE: 1" = 30' (H) 1" = 3' (V)  
PLOT DEVICE: HP DesignJet T1100e  
PLOTTER: HP DesignJet T1100e  
PLOTTER DRIVER: HP DesignJet T1100e  
PLOTTER MODEL: HP DesignJet T1100e  
PLOTTER SERIAL: HP DesignJet T1100e  
PLOTTER FIRMWARE: HP DesignJet T1100e  
PLOTTER LANGUAGE: HP DesignJet T1100e  
PLOTTER STATUS: HP DesignJet T1100e  
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PLOTTER FAX: HP DesignJet T1100e  
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PLOTTER EMAIL: HP DesignJet T1100e  
PLOTTER ADDRESS: HP DesignJet T1100e  
PLOTTER CITY: HP DesignJet T1100e  
PLOTTER STATE: HP DesignJet T1100e  
PLOTTER COUNTRY: HP DesignJet T1100e  
PLOTTER ZIP: HP DesignJet T1100e





NORTH

(IN FEET)  
1 inch = 60 ft.

60 0 60 120 180 Feet

PEDESTRIAN ROUTE		PR		EX
BIKE ROUTE				
FIRE PROTECTION EASEMENT				
CROSS ACCESS AGREEMENT				
SHARED STREET				
URBAN MULTI-MODAL TRAIL				
FUTURE IMPROVEMENTS BY CITY				

NOTES:  
1. REFER TO SHEET C.201 & C.202 FOR CROSS-SECTIONS AA THROUGH GG

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2	3/30/18	RS	TAC COMMENTS

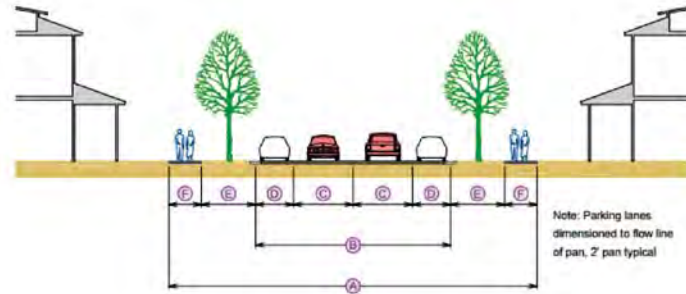
PROJECT:	1522-009
DATE:	12/15/17
DRAWN BY:	MG
CHECKED BY:	RS

Preliminary Plat & PUD for RiverView  
Circulation Plan

SHEET  
C.2020

DRAWING FILENAME: P:\1522009\1522009-009-Preliminary\1522009-009-Preliminary-01.dwg DATE: 12/15/17 10:30:00 AM USER: mg

City of Steamboat Springs Street Standards  
 Neighborhood Street II - Valley Pan



Application	
Design / Posted Speed	25 mph / 20 mph
Typical Transverse Zone	T3, SD
Overall Widths	
Right-of-Way (ROW) Width <sup>1</sup>	68' (A)
Pavement Width	36' (B)
Lanes	
Traffic Lanes	2 @ 11' (2-way travel) (C)
Bicycle Lanes	None
Parking Lanes <sup>1,2</sup>	2 @ 7' parallel (D)
Medians	None

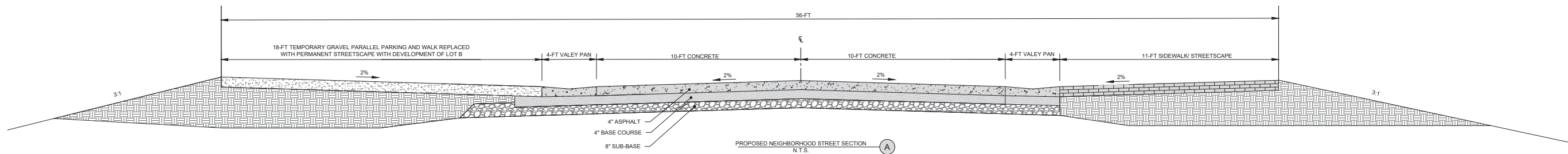
Edges	
Street Edge / Drainage	Valley pan
Planter Type / Snow Storage	10' Landscape (E)
Landscape Type	Medium trees @ 35' o.c. avg.
Pedestrian Lighting Type	None
Walkway Type	6' sidewalk (F)
Intersection	
Curb Radius <sup>3</sup>	15'
Design Vehicle	SU 30
Pedestrian Enhancement <sup>4</sup>	Bulb outs; Where approved by Public Works Director

<sup>1</sup> Parking may be provided on one side only and ROW reduced.  
<sup>2</sup> No overnight parking during winter restricted hours.

<sup>3</sup> Or as required to accommodate design vehicle and/or transit  
<sup>4</sup> Parking eliminated and width of paving reduced at intersection to decrease pedestrian crossing distance. Utility easements may be required.

PARALLEL PARKING PROVIDED ON NORTH SIDE

CITY STANDARD SECTION  
 N.T.S. (1)



PROPOSED NEIGHBORHOOD STREET SECTION  
 N.T.S. (A)

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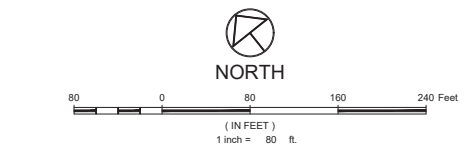
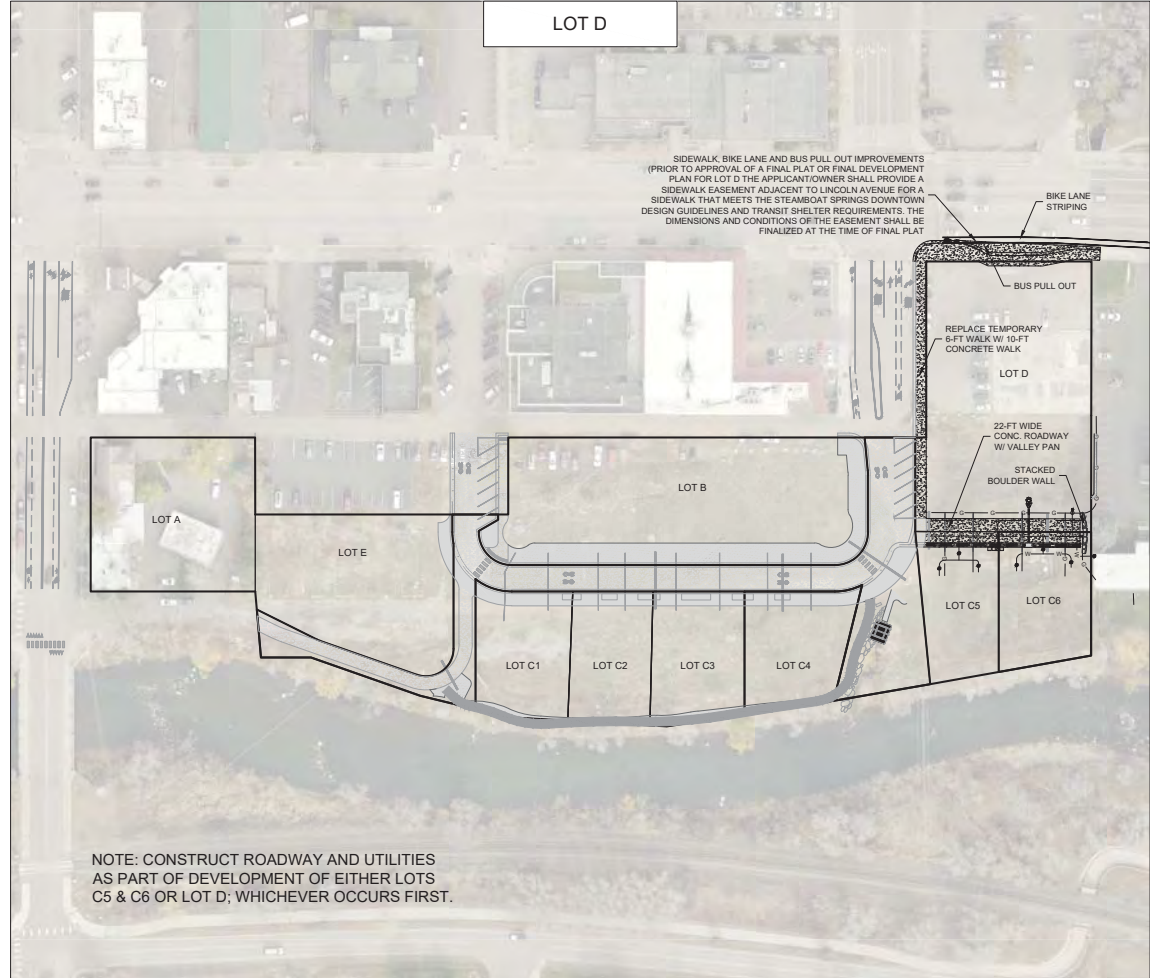
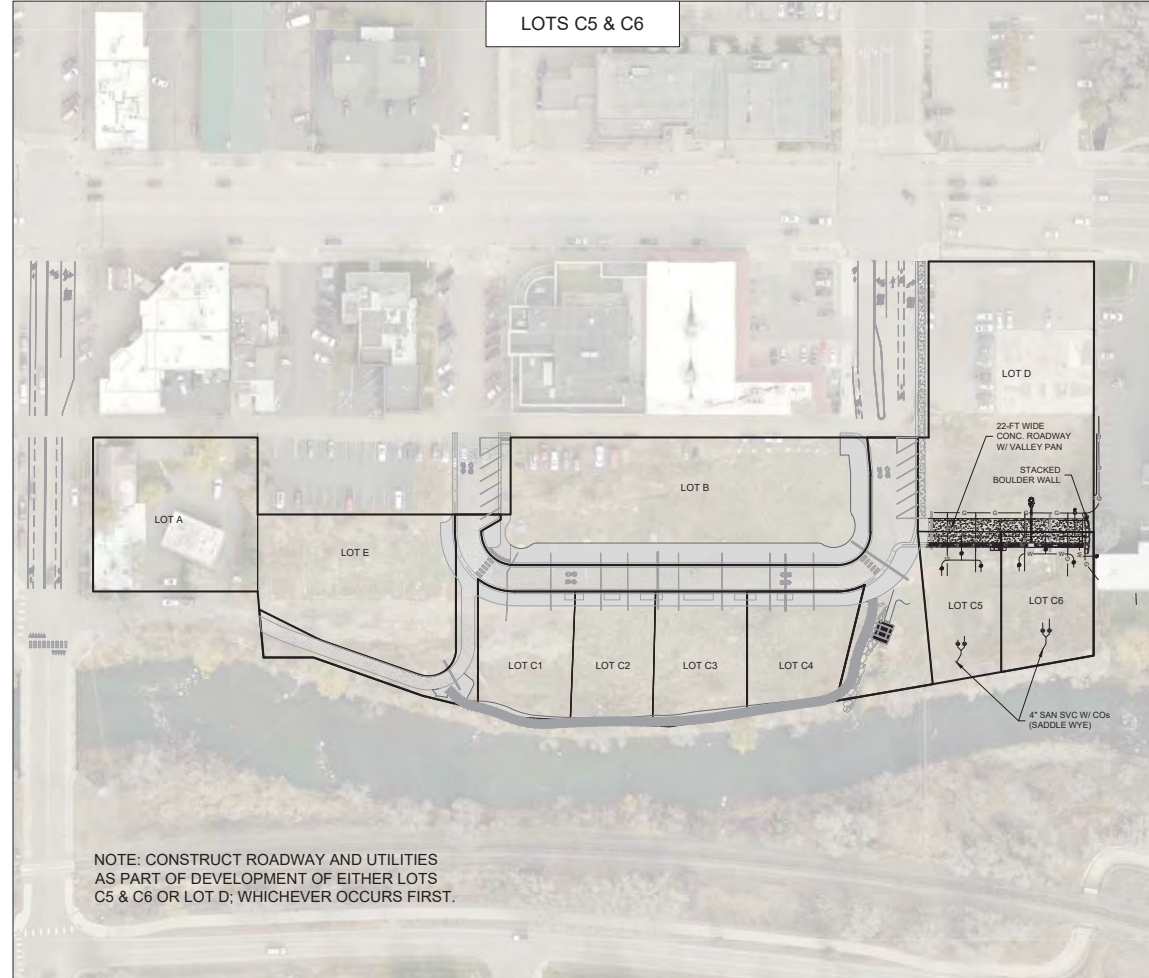
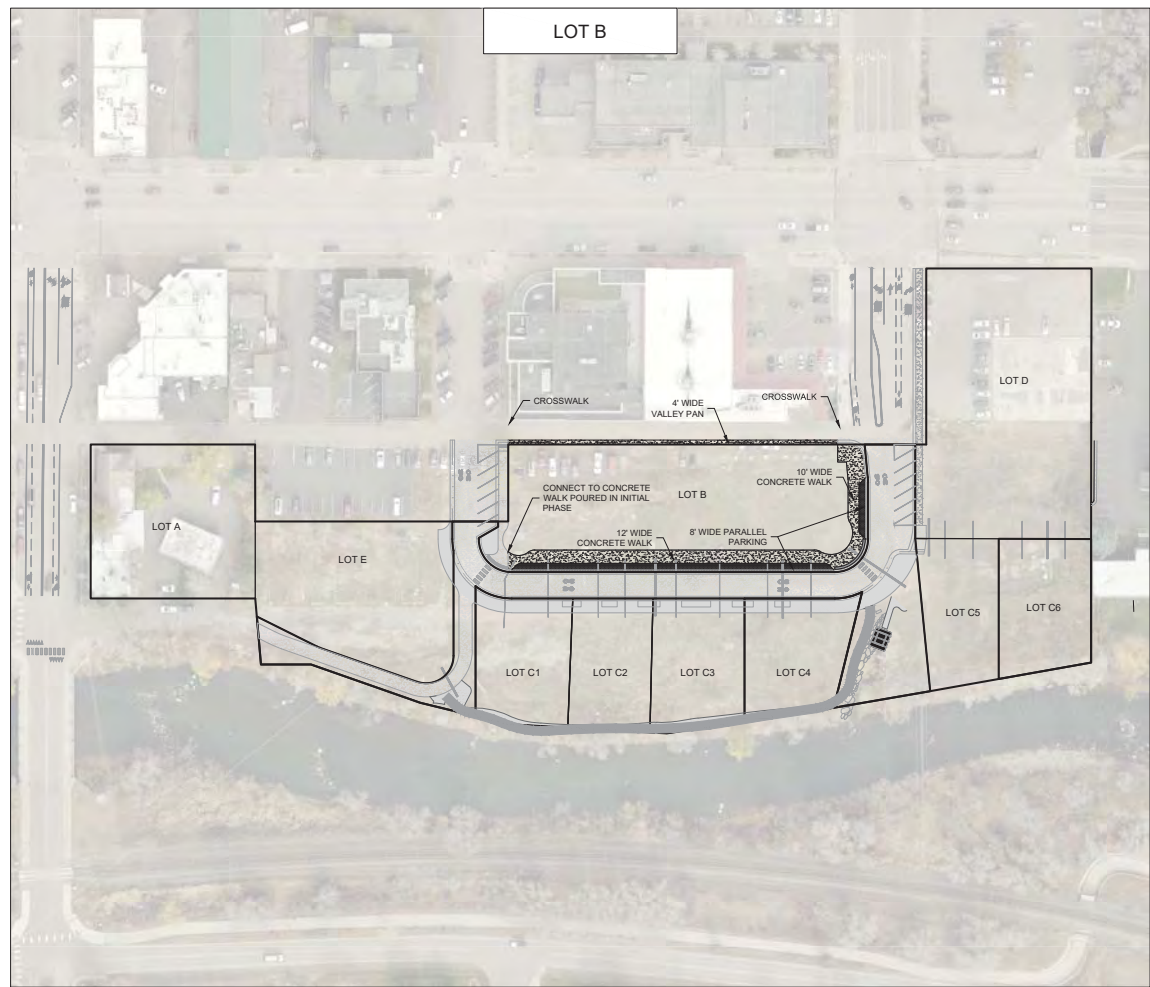
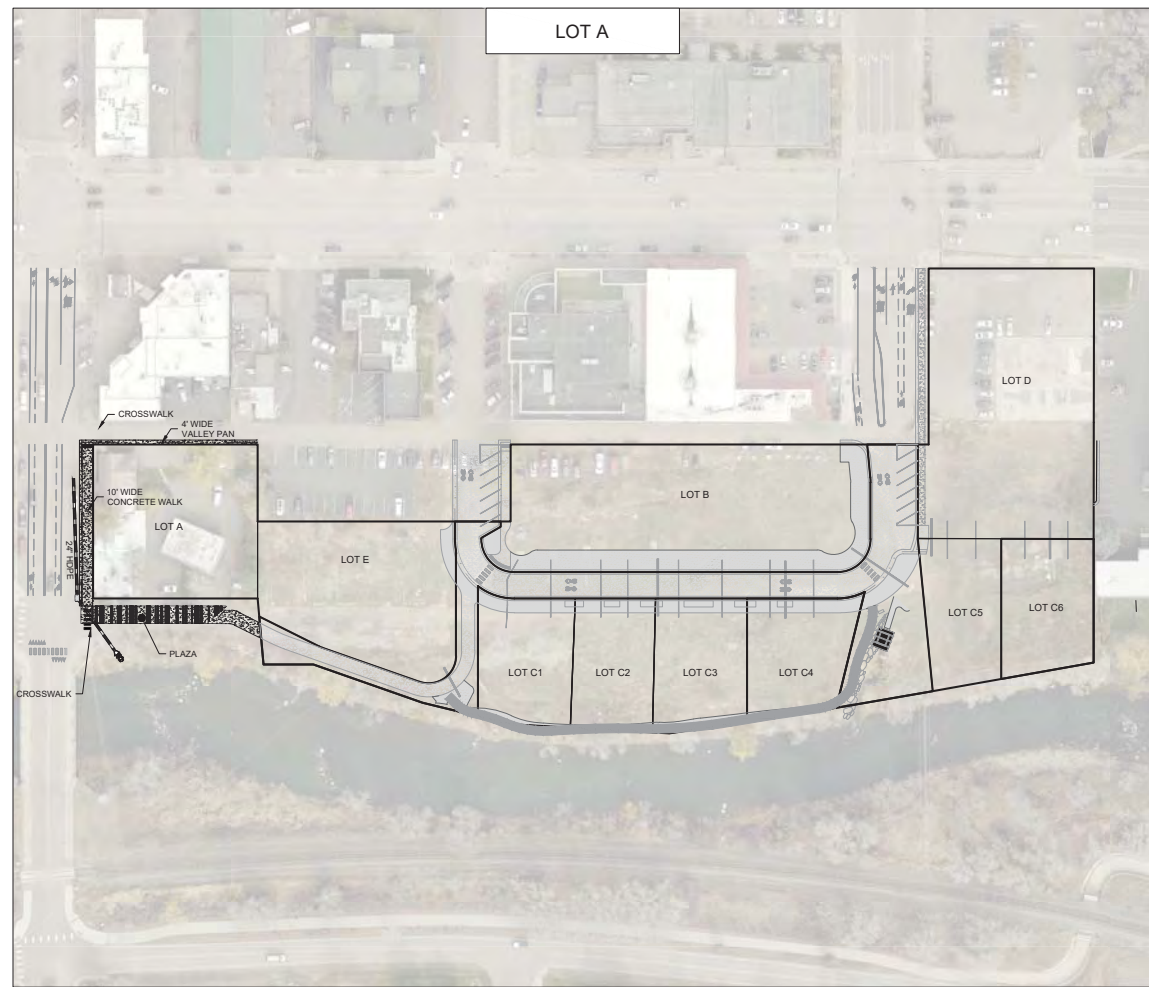
Preliminary Plat & PUD for RiverView  
 Typical Cross Sections

SHEET  
 C.2021

DRAWING: 1522-009-01 PRELIMINARY PLAT & PUD FOR RIVERVIEW - TYPICAL CROSS SECTIONS  
 DATE: 12/15/17  
 DRAWN BY: MG  
 CHECKED BY: RS  
 PROJECT: 1522-009







**LEGEND:**

PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	---
CONCRETE	▨
CONCRETE PAVERS	▨
GRAVEL	▨

- NOTES:**
- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
  - EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
  - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
  - THIS SITE CONTAINS A CALCULATED AREA OF 4.74 ACRES.
  - THE DATE OF LAST FIELD INSPECTION: MAY 13, 2016.
  - PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE ZONE AO (DEPTH 1) (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING; VELOCITIES ALSO DETERMINED), AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER: 08107C0877D, WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2005.
  - THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

STANDARDS	LOT SUMMARY
# LOTS	6
LOT AREA	MAX: 41,087 SF MIN: 20,944 SF AVG: 31,561 SF
BUILDABLE LOTS	6

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PROJECT:	1522-009
DATE:	12/15/17
DRAWN BY:	MG
CHECKED BY:	RS

Preliminary Plat & PUD for RiverView  
 Sub-Area Phasing Plan

SHEET  
 C.3014

DRAWING NUMBER: P1522009-001-SubArea Phasing Plan - Preliminary Plat & PUD for RiverView  
 LOT C5 & C6  
 DATE: 12/15/17  
 DRAWN BY: MG  
 CHECKED BY: RS  
 PROJECT: 1522-009

# ATTACHMENT 2

## CITY OF STEAMBOAT SPRINGS, COLORADO

### RESOLUTION NO. 2017-32

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS APPROVING AN APPLICATION FOR A PRELIMINARY PLAT #PP-16-07, RIVERVIEW PRELIMINARY PLAT.**

**WHEREAS**, on July 22, 2016, Riverview-Yampa Development, LLC ("Applicant") submitted an application for the approval of a Preliminary Plat PP-16-07 ("Application") for Riverview ("Project") on the property located at property from 3rd to 5th and Lincoln Ave to the Yampa River and more particularly described as the RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS, FILE NO. 6765, TOGETHER WITH PORTIONS OF YAMPA STREET, 3RD STREET AND 4TH STREET VACATED BY CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2061, TOGETHER WITH LAND IN THE PLAT OF ANCHOR PROFESSIONAL OFFICES, FILE NO. 9940, RECEPTION NO. 349459, TOGETHER WITH LOTS 4, 5 AND 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS; LOCATED IN THE NE 1/4 SECTION 17, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED in Exhibit A, which application includes a request for a variance(s); and

**WHEREAS**, the City Council held a public hearing on the Application on June 6, 2017 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 26-51 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 26-67; and

**WHEREAS**, having considered the testimony and evidence presented at the public hearing on June 6, 2017, the City Council hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated April 14, 2017, that the following criteria have been met or have been met with the variance(s) described below:

1. **Conformity with CDC.** The proposed preliminary plat substantially conforms to all applicable requirements of this CDC, including all applicable requirements of the zone district(s) in which the property to be subdivided is located, and all regulations applicable to any conditional uses, as such regulations may have been modified by an approved variance.
2. **Verification of developable lots.** Each lot proposed for development in the subdivision has demonstrated, to the satisfaction of the director, that it is developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this Community Development Code in terms of zone district standards, development standards, and subdivision standards.
3. **Conformance with other applicable regulations.** The proposed subdivision conforms to any other applicable regulations and requirements, including but not limited to, provisions of state law, Steamboat Springs Municipal Code, and any requirements set by any capital improvement plan or program, or any approved subdivision improvements agreement or development agreement for the property.
4. **Compatible with community plan.** The proposed subdivision shall be compatible with the preferred direction and policies outlined in the community plan or approved master plans. This criterion shall only be applicable to proposed variances within a preliminary plat.
5. **Compatibility with surrounding area.** The proposed subdivision shall be compatible with the character of existing land uses in the area and shall not adversely affect the future development of the surrounding area.
6. **Suitability for development.** The land proposed for subdivision shall be physically suitable for development, considering its topography (the presence of steep or unstable slopes), 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.
7. **Phasing.** If the proposed development is to be developed in phases, then each phase shall contain the required streets, utilities, landscaping, and other improvements that are necessary and desirable for residents of the project for that phase. Each phase of the phasing plan shall meet the requirements of the CDC on its own unless a variation was granted. If the development incorporates any amenities for the benefit of the city, such as trail connections, these shall be constructed within the first phase of the project, or, if this is not practical, then as early in the project as is reasonable.

**WHEREAS**, the Applicant has requested variance(s) to the following CDC provision(s):

Community Development Code Sections:	26-183	a.5, b.1, b.3, b.5, b.7, b.8, b.10, b.13, e.1, e.2
	26.184	c.1
	26.185	c.1, c.3, c.4

**WHEREAS**, CDC criteria for the approval of the requested variances are set forth in CDC Section 26-67; and

**WHEREAS**, having considered the testimony and evidence presented at the public hearing on June 6, 2017, the City Council hereby finds, for the reasons set forth in the Department of Planning and Community Development staff report dated April 14, 2017, the following variance criteria have been met:

1. **Adverse impacts.** 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; and
3. **Unnecessary hardship.** The special circumstances of the subject property make the strict application of the standard an unnecessary hardship to the property owner/applicant and the special circumstances are not the result of actions of the property owner/applicant.

**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. With the first final plat of the project the applicant/owner shall dedicate public access easements for the loop street, sidewalks, the 12-ft. multi-modal trail and the 5-ft. soft surface trail. The loop street, sidewalks, multi-modal trail and soft surface trail shall be privately maintained.
2. Prior to approval of a final plat or final development plan for Lot D, the applicant/developer must provide the City with an executed agreement between Riverview property owners and adjacent property owners (Rabbit Ears Hotel) that addresses relocation of existing water and sewer services, or the

- applicant/developer shall provide an alternative that allows service to continue to the adjacent property.
3. Prior to approval of a final plat or final development plan for Lot D the applicant/owner shall provide a sidewalk easement adjacent to Lincoln Avenue for a sidewalk that meets the Steamboat Springs Downtown Design Guidelines and transit shelter requirements. The dimensions and conditions of the easement shall be finalized at the time of final plat.
  4. The City may utilize unimproved, vacant sites that are part of the project for a \$1 annual fee for parking and snow storage until they are developed through a final development plan or final plat in accordance with a license agreement to be entered into between the developer and the City.
  5. Each final plat shall provide postal facilities in accordance with Section 26.143.C.
  6. Prior to approval of the first Final Plat for the project, the applicant/developer shall provide a drainage study and design in conformance with the city drainage criteria including provision of water quality enhancements for 90% of the developments area.
  7. Stormwater quality treatment mechanisms shall be developed with other infrastructure or capital improvements for the project prior to the first final plat or with each final plat as applicable.
  8. With the first final plat, the developer shall pay a proportionate share of identified future adaptive signal improvements along Lincoln Avenue, calculated at 7.2% of \$500,000 or \$36,000. The City and developer shall enter in to a Development agreement which provides that the City shall not require future development applications associated with the Riverview project, which are not projected to materially increase traffic levels generated from the subdivision as shown on the approved Traffic Study, to contribute additional funds towards Lincoln Avenue signal or other improvements approved as part of this application.
  9. The applicant shall receive approval of a revocable license agreement(s) for the maintenance and development of improvements within the 4th Street ROW and the Yampa Street ROW prior to construction of infrastructure in those locations.
  10. The proposed 5th and Yampa plaza must have a route identified by differentiating materials approved by the Fire Department that meets the Fire Department apparatus standards for access width and turning radius. This is required to clearly delineate the area that must be kept clear of planters, seating, signs, bike racks etc.
  11. The applicant/property owner shall obtain approved CDOT access permits for Third Street, Fourth Street and Fifth Street improvements prior to approval of civil construction plans. All infrastructure improvements required by the CDOT access permits are the responsibility of the developer and are to be included on the civil plans.

12. Approved civil construction plans are required for all improvements shown as Riverview Initial Phase improvements on Sheet C.300. Civil construction plans shall be prepared by a licensed Colorado civil engineer and must be submitted for review by Engineering, Planning, and City Utilities. Plan approval is required prior to approval of an improvements agreement or final plat and prior to the start of any construction. Plans shall include but are not limited to: the loop street, the public trails (multi-modal and soft surface) adjacent to the Yampa River showing profile and cross sections, proposed private grading in the floodplain, proposed stream bank stabilization, proposed river access points, storm drainage infrastructure, water quality enhancements, improvements to public streets to add auxiliary turn lanes, pedestrian crossing improvements and the public plaza. The plans shall also identify encroachment of improvements onto City property to determine dedication of temporary construction easements, permanent easements, or revocable licenses.
13. "Riverview Initial Phase" improvements must be constructed or surety provided per Section 26-204 of the Community Development Code prior to approval of any Final Plat. If a Local Improvement District is formed and bonds are issued by the City to finance the construction of all or some portion of the required infrastructure improvements, the amount of the surety held by the City may be reduced by the proceeds of such bond issue held by the City in a manner acceptable to the City Attorney and directors of Public Works and Planning and Community Development as more particularly set forth in the subdivision improvements agreement applicable to such improvements.
14. Any site development occurring within the FEMA regulatory special flood hazard area shall require a floodplain development permit prior to grading permit.
15. Subject to review by the Director of Public Works and the Director of Planning and Community Development, preliminary acceptance of the public improvements and preliminary approval of the private infrastructure, both as shown on the Riverview Initial Phase sheet C.300, shall be obtained from the City of Steamboat Springs prior to issuance of any building permit for lots A, B, C1, C2, D, or E, unless the Directors agree otherwise.
16. Infrastructure shown in phasing plans for individual lot development shall be constructed by the lot owner and shall be constructed with any development of an individual lot.

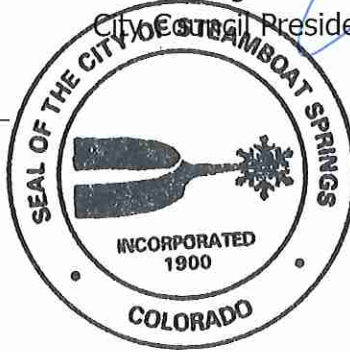
**PASSED, ADOPTED, AND APPROVED** this 6 day of June, 2017.



Walter Magill  
City Council President



Julie Franklin, CMC, City Clerk



# EXHIBIT A

## PROPERTY DESCRIPTION EXHIBIT

### PARCEL OF LAND

A PARCEL OF LAND BEING ALL OF THAT RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS, RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS, TOGETHER WITH ALL OF THOSE PORTIONS OF YAMPA STREET, 3RD STREET AND 4TH STREET DEDICATED BY SAID RESUBDIVISION AND VACATED BY CITY OF STEAMBOAT SPRINGS ORDINANCE NO. 2061, TOGETHER WITH ALL OF THAT LAND CONTAINED IN THE PLAT OF ANCHOR PROFESSIONAL OFFICES, RECORDED IN FILE NO. 9940 AND UNDER RECEPTION NO. 349459 IN THE ROUTT COUNTY RECORDS, TOGETHER WITH LOTS 4, 5 AND 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS; LOCATED IN THE NE 1/4 SECTION 17, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY LINE OF LOTS 4, 5 AND 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS, BEING ASSUMED TO BEAR S54°00'16"E.

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 4, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS; THENCE S36°07'14"W, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 139.88 FEET TO THE MOST EASTERLY CORNER OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS THE FOLLOWING NINE (9) COURSES:

1. S36°00'00"W, A DISTANCE OF 218.26 FEET;
2. N64°05'44"W, A DISTANCE OF 152.36 FEET;
3. N63°44'11"W, A DISTANCE OF 81.11 FEET;
4. N62°47'10"W, A DISTANCE OF 157.67 FEET;
5. N50°37'13"W, A DISTANCE OF 144.43 FEET;
6. N40°23'58"W, A DISTANCE OF 82.31 FEET;
7. N34°39'32"W, A DISTANCE OF 105.23 FEET;
8. N54°00'16"W, A DISTANCE OF 45.42 FEET;
9. N30°55'17"E, A DISTANCE OF 60.24 FEET TO THE SOUTHERLY MOST CORNER OF SAID ANCHOR PROFESSIONAL OFFICE CONDOMINIUMS;

THENCE ALONG THE BOUNDARY OF SAID ANCHOR PROFESSIONAL OFFICE CONDOMINIUMS THE FOLLOWING FOUR (4) COURSES:

1. N54°00'29"W A DISTANCE OF 149.60 FEET;
2. N35°59'31"E A DISTANCE OF 140.00 FEET;
3. S54°00'29"E A DISTANCE OF 149.60 FEET;
4. S35°59'31"W A DISTANCE OF 70.03 FEET TO A CORNER OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS;

THENCE ALONG THE BOUNDARY OF SAID RESUBDIVISION OF A PORTION OF THE ORIGINAL TOWN OF STEAMBOAT SPRINGS AS RECORDED IN FILE NO. 6765 IN THE ROUTT COUNTY RECORDS THE FOLLOWING SIX (6) COURSES:

1. S54°01'02"E, A DISTANCE OF 150.00 FEET;
2. S54°00'00"E, A DISTANCE OF 80.00 FEET;
3. N36°00'01"E, A DISTANCE OF 69.98 FEET;
4. S54°00'25"E, A DISTANCE OF 300.00 FEET;
5. S54°00'00"E, A DISTANCE OF 80.00 FEET;
6. N35°59'11"E, A DISTANCE OF 20.00 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 6, BLOCK 24, ORIGINAL TOWN OF STEAMBOAT SPRINGS;

THENCE N36°00'00"E, ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 6, BLOCK 24, A DISTANCE OF 139.88 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 6, BLOCK 24;  
THENCE S54°00'16"E, ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOTS 4, 5 AND 6, BLOCK 24, A DISTANCE OF 150.29 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 206,592 SQUARE FEET OR 4.74 ACRES.

#### PROPERTY DESCRIPTION STATEMENT

I, JEFFRY A. GUSTAFSON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JEFFRY A. GUSTAFSON  
COLORADO LS NO. 29039  
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.  
141 9TH STREET  
STEAMBOAT SPRINGS, CO 80487



www.landmark-co.com

PROJECT: 1522-007

DATE: 05-09-17

DRAWN BY: JAG

CHECKED BY:

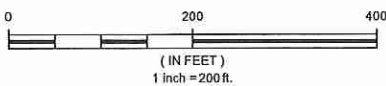
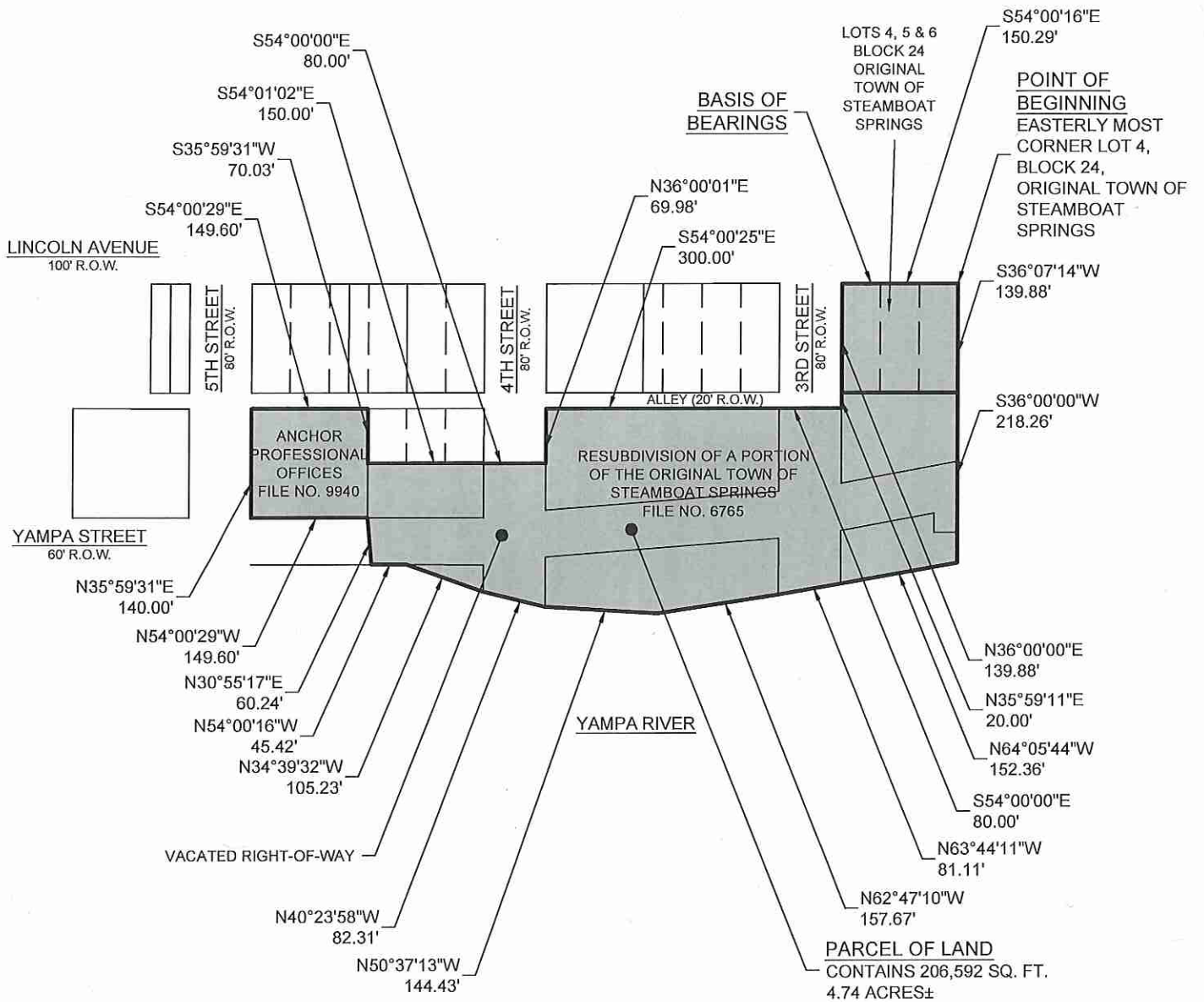
#### PROPERTY DESCRIPTION

RIVERVIEW  
PARCEL OF LAND  
NE1/4 SECTION 17, T6N, R84W, 6TH P.M.  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
STATE OF COLORADO

SHEET

1

Of 2 Sheets 5.31



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



www.landmark-co.com

PROJECT: 1522-007  
DATE: 05-09-17  
DRAWN BY: JAG  
CHECKED BY:

**PROPERTY DESCRIPTION**  
RIVERVIEW  
PARCEL OF LAND  
NE1/4 SECTION 17, T6N, R84W, 6TH P.M.  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
STATE OF COLORADO

SHEET

2

Of 2 Sheets 5.32



# AGENDA ITEM #6.

FINAL MINUTES

Planning Commission Worksession Minutes

April 9, 2018

## **STEAMBOAT SPRINGS PLANNING COMMISSION PUBLIC WORK SESSION MINUTES**

**April 9, 2018**

The regularly scheduled work session of the Steamboat Springs Planning Commission was initiated at approximately 12:00 p.m. on Monday, April 9, 2018, in Rooms 113-114, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Planning Commission members in attendance were:

Chair Rich Levy, Vice-Chair Brian Adams, Michael Buccino, George Eck, Tom Ptach, Martyn Kingston, Lee Calihan and alternate Paul Weese.

Staff members present included staff attorney Jennifer Bock, staff planners Toby Stauffer, Bob Keenan and Kelly Douglas, Principal Planner Rebecca Bessey and Planning Director Tyler Gibbs.

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### **#1: DPP-18-01, CU-18-02, Elk River Road Business Park F1, #1**

Kelly Douglas:

This is a conditional use/development plan application on Jacob Circle zoned Industrial. They're proposing a conditional use of self-storage. They're also proposing site development to house that use with 455 units in five buildings.

Levy: What is the intent of making self-storage units conditional in the Industrial zone? I don't know where else we would prefer to have them.

Keenan: As I remember, there was such a proliferation of them in the community that they wanted extra scrutiny on them early on.

Levy: That's kind of what I thought, in which case the proliferation seems to be going on pretty rampantly.

Keenan: There's visual impacts associated with them.

Gibbs: One thing to watch perhaps is now we've discovered that we've got storage units being used as light industrial. We know we've seen contractors and stuff storing things and maybe doing a little bit of work in them. We've got people setting up full-blown shops with paint loose and no ventilation and things like that. That's now become an enforcement issue, but it might be worthwhile watching for that with some of these applications.

Buccino: Could this applicant try to design some of these with that market in mind and change it so they can have some light industrial in some of these units.

Gibbs: Potentially if they're up front about what they're doing, but that's a different use.

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Douglas: This applicant has made no indication that they intend to have any other use besides self-storage. I believe the family owns and runs storage units in other areas.

Bessey: It's a completely different occupancy standard.

Adams confirmed with Douglas that Entry Corridor Standards do not apply here.

Calihan confirmed that no public comment has been received for this item.

**#2: PP-18-02, Elk River Road Business Park, F1, L1**

Douglas: This is the preliminary plat. It's going through the preliminary plat process because they want the lot to be larger than an acre. There are no variances for this application. They're proposing to divide a little less than 5-acre lot into two lots; one will be 4.4 acres I believe, and the other will be 0.41 acres.

Levy: If the zone district allows larger than one acre, why are we making them go through the preliminary plat process?

Bessey: I don't know what the intent of that original requirement was. We've had no discussion of that. We can think about that in future.

Adams confirmed that the applicant is hoping to sell the other lot.

Douglas said their main priority is the site development on the larger lot.

Adams asked if that smaller lot would be too small to be usable.

Douglas: Industrial has no minimum lot size requirement. There are many smaller Industrial lots in the city.

**#3: PP-17-09, Ski Trails Subdivision, F3, L19, B1 Replat**

Commissioner Eck will be recusing himself from this item.

Toby Stauffer:

This is a preliminary plat with one lot being subdivided into two. They're dedicating right-of-way for Ski Trail Lane, and there's also a variance to the building envelope location to reduce the front setback. The right-of-way dedication was necessary because Ski Trail Lane is an old subdivision, and the actual road was on private property. The right-of-way is needed to make sure that the road can be maintained and the edge of it is within the public realm. So they're proposing to dedicate five feet of right-of-way. It's a minimal amount of right-of-way dedicated to the subdivision. The justification for the variance is there's some topography difficulty, and moving the building envelope any further back onto the lot causes more damage to the steep slopes and is detrimental. The location of the building envelope is 15 feet from the new right-of-way and 20 feet from where the road and the property line used to be. So it's going to be about

the same on the ground as what the rest of the subdivision requires. They have a 20-foot setback in the zone district in this area.

We're in support of the variance and right-of-way dedication. We included a couple conditions.

Ptach asked if the current pad meets City Engineering Standards; Stauffer said staff did not look at that because it's an existing condition.

Stauffer: We looked at the size of the lot and the location of the house relative to the new lot lines, but there's not any other changes to the lot, so we didn't look specifically at that driveway.

Ptach: So they're not going to be required to get an engineering report that the current pad meets Engineering Standards.

Stauffer: No, not unless they do any work on that subdivision on that lot. If they needed construction easements to develop anything on the new lot, or if they had to make some changes to that property or that driveway – the driveway and the home and the subdivision all happened before it came into city standards. So just a note that if anything changes, as it might, it needs to comply with code. That's a condition that we don't always have to put on there, but it was included in this case because there are so many steep slopes.

#### **#4: DPF-17-07, Airport Meadows Subdivision, F1, Lot 4 & 5**

Stauffer: This is a development plan and final development plan for a new mixed-use building and site development on two lots in the entry corridor. These lots are between Butcherknife and the funeral home.

They have a variance request to building orientation. That is based on the wetlands at the front corner of the lot. Normally, the building would have to be along the front or corner edges of the lot with the parking behind. The drainage in this case on this lot goes to one corner, and the wetlands is in the other. They have proposed to add some additional landscaping and a berm, and they are a landscaping company. So they are proposing to screen that parking with additional landscaping, and the wetland will be in front of it as well. We found that to be an equal to or better than justification for the building orientation.

The second variance is for transparency. Mixed-use buildings in the entry corridor, there's a standard for 40% on the base of the building that fronts along the road, which in this building is the east face. The short side of the building on Elk River Road is where the frontage is. The standard is 30% on the upper floors. The upper floors of this building are multi-family residential units. Their variance is to meet the multi-family requirement, which is 25% transparency on all sides of the second story. So instead of 30%, they're requesting 25%. They meet that percentage with their transparency for their building. We find that to be equal to or better than because it's similar to multi-family uses in the corridor.

There are a few conditions: They need to combine the lots before they get any building permits.

Ptach: Is there any concern about an incongruent look along the front? You've got the funeral home with the parking behind fronting with the building; the brewery with parking behind

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fronting with the building; there's two other lots to be developed there. Is this wall of landscaping going to stick out like a sore thumb?

Stauffer: We do look at the character of the surrounding area. There are a variety of development types and methods for how the lots are developed in that corridor. I think the funeral home does have a fair amount of landscaping as well, so hopefully it won't look too incongruent with that. These same standards would apply to the new development lots; they'll either need to have a building or meet variances in a similar way. So we feel like it's consistent and supportable.

Levy confirmed that there will only be one building on these two to become one lots.

Levy: Would we look at why wouldn't you put the building on the southern lot, have your entrance on the northern lot and still be able to park behind the building, or at least not next to the road.

Stauffer: We did look at some other configurations for this property. Their justification, which we supported, is that the drainage all flows to that southern lot, so they'd have to regrade quite a bit of it to make the drainage go in the other direction; they still have a wetland that they don't want to impact; it's a verified wetland that would require some mitigation with the Army Corps.

Levy: And we don't have anything currently about putting parking next to the wetlands? That's as much of an impact as anything else.

Stauffer: No, we don't.

Adams confirmed that they need to connect to the sidewalk along Elk River Road.

Levy: Outdoor storage is not called out in the Entry Corridor Standards?

Stauffer: It's a conditional use. This project does have four conditional uses that you'll also be looking at: outdoor storage, multi-family residential, a temporary building which would be removed, and warehouse. We found this to be consistent with the Community Plan; that's the criteria that we look at the conditional uses with because they are again landscaping and a berm to screen that use from Elk River Road and a fence to screen that use from the adjacent property to the south. If any more commercial uses would be there, these conditional uses would be screened from those uses as well. We've got a planned development agreement which should help to manage the impacts for those. A temporary structure is a conditional use in most districts. It's just to be on the site while they're building the other building, and then it will be removed before CO. The warehouse is in the main part of the building; it's a conditional use in the Commercial zone district. We feel like the mixed uses on this site and the screening help to manage the impacts from that use.

Levy: CS was more intended to be mixed use, and it seems like conditional use would be a bit of a hurdle that isn't consistent with our vision.

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Stauffer: I think the vision here is a little inconsistent with the zoning. The vision in the Land Use Plan is Industrial and the zoning is CS. The property meets both in some regards with the mixed use, but multi-family is still conditional in CS, which is why it's included here.

Bessey: We recently dropped an amendment to change that to a use with criteria. That was denied.

**#5: CP-17-03, SSACP Future Land Use designation Gaps**

Bob Keenan:

We did a work session on this about a month ago. We had to get some feedback from the FAA as it relates to our proposed future land use designations around the airport. The FAA wasn't supportive of Residential future land use designation along the west side of the airport. We just got that determination early last week, so we pulled that from the proposal. Right now we're just focusing on the east side of the airport; the FAA doesn't oppose the Industrial future land use classifications for those properties.

Eck asked about the city's obligations to the FAA.

Keenan: We're working with Legal and the airport manager to figure that out. The best we can tell at this point is it may be that the FAA is changing their stance on compatible residential uses around airports. Our Airport Master Plan is about ten years old, and it seemed acceptable in that plan. It seems like maybe there's a shift at the FAA. We just sent out an RFP for a new Airport Master Plan, so we're going to amend that plan; it will be about a year or so process. It should be interesting to see through this amendment process if the FAA comes out with some stronger limitations on the airport. We're still trying to get to the bottom of that; that's why we think it's best to leave the west side until we can sort through our grant obligations with the FAA and what the issues are. What we decided among staff is that it would probably be best to wait until the Airport Master Plan has been updated for the west part of the airport. Then we can have a better understanding of what's going to be acceptable and what's not.

Ptach wondered how far from the airport boundary the city is seeking the FAA's input.

Keenan: There's an airport influence zone that comes out halfway to West Steamboat. Not quite to Steamboat II but to where they're proposing the West Steamboat annexation; west of Overlook, west of West End Village. It extends pretty far.

Gibbs: It's not symmetrical on the west side of the runway because the downwind pattern setting up the approach to the runway is on the west side.

Keenan: If a property owner needs to do a one-off amendment between now and when the new Master Plan is adopted, we'll work that out somehow. But we think it's best at this point just to wait on that part and move forward on the east side.

Adams: Do we have a sense of urgency to get these ones on the east side done that's causing us not to want to wait and do this one time?

Keenan: We've got some property owners that have been patiently waiting for us.

Levy: Isn't it possible that the property owners on the west are considering development? Wouldn't it be better to put some stamp on it? Why not stamp it Industrial since that would be okay with the FAA, and then consider changing it after that. We have this same potential dilemma that we have undesignated land. I don't think the property owners would be unhappy with us changing the zoning from Industrial to Residential from a value standpoint.

Bessey: I don't know that we as staff feel entirely comfortable stamping it Industrial. There are some access and adjacency concerns. I think we would want to think that through before we put something on the map that somebody could rely on.

Ptach: From an owner perspective, I think not having it zoned is actually better. Once you stamp it Industrial, I think it opens up a can of worms.

Bessey said the property is currently zoned RE1, which is the lowest density zoning in the city.

Eck: So if a property is zoned, but it's not designated on the Future Land Use Map, they can't develop it?

Bessey: They could. We can't deny them development of the property.

Ptach: So they could develop one-acre lots.

Kingston: Can you explain the legal implications of having something zoned but not classified on the Future Land Use Map?

Keenan: We've gotten some public comment from a property owner on the east who would like to do some multi-family. We don't agree that that's the best land use for that area given the context.

Kingston: So how does the Planning Department zone something when it wasn't classified?

Keenan: All of our property has always had zoning. When we updated to the previous code in 2001, we changed zone district categories; that was a sweeping zoning map amendment for the whole city. There used to be Ag zoning, which throughout the city was reclassified as RE1 – our lowest-density residential zoning. Then we updated the Future Land Use Map in the Area Community Plan in 2004.

Bessey: At one point all this property had a land use designation, but over the course of us updating our plans, we didn't do a good job of making sure they overlapped properly. So we created the gap by adopting a plan that didn't have the same boundary as the previous plan.

Kingston: Does that create any legal issues moving forward?

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Eck: I'm not really clear on what effect this designation has. If they have a property that's zoned RE1, and we're now putting it on the Future Land Use Map as Industrial, does that change the zoning?

Keenan: No.

Eck: So then they come and want to build something that's allowed in RE1, it conflicts with the future land use designation, but they're zoned that way. And they can do it.

Keenan: That's correct. If they request rezoning, it has to be in conformance with the Community Area Plan.

Eck: So they can only rezone to Industrial.

Keenan: Yes. If there was a concern about these properties developing contrary to the future land use designation, the city should be proactively working to rezone these properties to the future land use designation.

Eck: Can the city forcefully rezone something?

Keenan: They can.

Bessey: City Council has the authority to zone through the public process; it would come to you first and then go to them. It's pretty controversial to rezone people's property without their consent. It's not typically what the city does, but they would have the authority to do that if they wanted to.

Levy: How is the process impacted if the west side properties wanted to change their zoning from RE1 to something else when there is not future land use designation.

Keenan: We'd have them do a Plan amendment first prior to zoning. We do have criteria for a Community Area Plan Future Land Use amendment.

Levy: So until that Airport Master Plan is updated, they could say that it doesn't conflict with any plan, and they could get multi-family in there based on the criteria.

Bock: For the Airport Master Plan, the reason we're in a little bit of a unique situation is because we own the airport and we are in charge of zoning. The city can zone however it wants, but it's not every time the case that the city also owns the airport. So as owners of the airport in relation to these grants, we have a responsibility to chime in on zoning. The airport manager has to chime in on zoning around the airport property, but the Airport Master Plan doesn't necessarily dictate the city's zoning authority. It's not as though the Airport Master Plan sets the zoning in any way.

Gibbs: In any request for zoning, there would still be testimony provided by the airport saying that this presents a potential conflict based on information they have – even in advance of a Master Plan.

Bessey: In this case, it's clearly an error in our plan. It's not that we thought these properties didn't need a designation; we made an error in not giving them one. So I think it's good practice for us to sort out what these should be in the plan before we start considering rezoning.

Levy: But that doesn't mean we can stop them from asking to rezone.

Bessey: We can't stop them from asking, but we don't have to approve.

Gibbs: It's still Council's decision, ultimately.

Levy: They have an obligation to uphold the code and the Plan.

Gibbs: The code. The plan is advisory.

Eck: Do we really think that two miles passed Butcherknife should have an Industrial use?

Keenan: It's still adjacent to the airport, which is the large land use in that area that's forcing the discussion about compatible land uses. We're thinking that if we do allow residential, we've heard that on the east side of Elk River Road it would be better to do multi-family to transition to the rural Routt County character. But thinking long term, we don't currently have specific plans for the growth of industrial uses. It would make sense that if you were going to add additional land area to the city through annexation, you would do it adjacent to your current industrial land uses. If you approve multi-family on the east side of Elk River Road, we've pretty much stopped ourselves from ever adding additional annexed area for industrial, else we leapfrog residential to do industrial again. From a staff perspective, it doesn't seem like that would be great planning when we have Residential in the West of Steamboat Area Plan discussed for 2,000 plus units where it's contemplated west of town. We don't have such ideas for Industrial. It seems like if we did, it would be in this vicinity adjacent to other Industrial.

Gibbs: It's hard to quantify our future industrial land use needs because we don't have any historical data on what the Industrial absorption rate is or what it may be in the future – particularly when we see industrial uses changing. With Residential planned to the west, we've really got no place to go for more Industrial.

Eck confirmed that from Fair View to the bridge on 13<sup>th</sup> Street is all Industrial.

Ptach: To me, having Industrial adjacent to the airport makes sense.

Adams: The multi-family design that's part of the packet, Ms. Ashby and all of that, I think they have already come forward saying they don't want to be Industrial. Is that correct? Because if we did go Industrial, then they would not be able to build such a complex.

Keenan: Yes.

Adams confirmed that there is not multi-family use in Industrial, but they could ask to rezone.

Keenan: And they can't do it under the current zoning of RE1, either.

**#6: Appeal: APL-18-01, Appeal of an Administrative Decision**

Keenan: This is an appeal of the Planning Director's decision to administratively approve a minor variance to adjust a minimum lot size in RN2 zone district. The appellants are some property owners in the neighborhood. They have provided an appeal letter and an additional letter that came in Friday afternoon. It's a memo to the Planning Commission; we're handing it out here today. They provided a little bit more information in addition to their appeal letter.

The appellant is asking whether their position is more in keeping with the CDC than the Director's decision. The applicant has provided a brief letter. Jennifer with Legal, myself and Brian met on Friday just to discuss how the proceedings are going to go because it's a little different than our typical development review application. I will be getting an email to you folks after today's meeting that goes through how we're going to run the meeting and how much time the parties get to speak; there will be an opportunity for cross-examination; questions by Planning Commission; another return to the appellant for any last statements.

Eck confirmed that these are two separate legal nonconforming lots because they don't meet the minimum lot size in the RN2 zone district.

Keenan: These Yahmonite lots are at about 7,500 square feet. There's currently a duplex that sits on both of those lots, and that's nonconforming to minimum lot size for a duplex.

Kingston asked for clarification of the critical criteria.

Keenan: The opinion or interpretation of the appellant is more consistent with the CDC than the decision of the initial decision maker. That is the question. In order to figure that out, you need to go to the criteria for approval which the Planning Director used to consider the approval of the variance.

Eck confirmed that commissioners may consider the staff report as well as any additional testimony offered at the hearing.

Keenan: If there's new information presented that wasn't known to the Planning Director at the time the decision was made, the Director is supposed to consider that new information to gauge whether that would have changed his decision. If that new information is so significant that he or we can't review it on the spot at the meeting, we may request that it be tabled to consider the new information. At this point we haven't seen anything that would rise to new information.

Bock: Because those lots are both owned by the same person, they're merged. If two separate people owned those two separate lots, they could build on them separately as nonconforming lots. But because of the merger rule that we have, it merges into one – hence the need for the lot variance.

Bessey: That merger rule only applies to nonconforming lots.

Eck: I'm assuming the objective of the applicant was to get these lots split and separately recognized; knock down the duplex; sell one of the lots and build a new house; or sell both the lots and have two people built single-family houses. That's what this would allow.

Gibbs: Yes.

Levy: Some of the appellants' letters were talking about the hardship rule. The applicant is not requesting a variance based on that.

Keenan: That's correct. We've included their original narrative demonstrating compliance with criteria for approval in which they and staff agreed that the acceptable alternative criteria had been met.

### **#7: TXT-18-01, CDC Text Amendment**

Bessey: We have a long list of minor errors that we have found now that we're using the new code. Either we didn't get the language quite right or we feel that it wasn't clear enough, so we want to tidy that up. The second list there are four items that I would characterize as minor revisions – actual changes in policy.

The first proposed change would be to the historic preservation incentives. The code has a whole list of potential regulatory and economic incentives for historic preservation projects. One of those is the potential for the city to rebate TAP fees. We have some concerns about that; our Finance Department has some concerns about how that works, and we have talked to the Historic Preservation Commission, and we think it would be better practice all around to remove that as even a potential economic incentive.

Gibbs: HPC is supportive of that removal.

Bessey: TAP fees go into an enterprise fund, which complicates trying to rebate those as opposed to some of our other fees that go into our general fund.

The second and third proposed changes both relate to work-live units. Proposing to add new standards to both work-live commercial and work-live industrial. We're talking about units that have a work and a live component that are integral to each other and connected.

In the old code, work-live came about through the TND addition. It started to work its way into some of the other districts, but it never clearly had standards because we've seen very few of these types of developments; we typically see a mixed-use building with residential above. We've noticed a couple holes in the code where we have standards for multiple-family units. In the CC and CS zones we have size limits. We have requirements that the dwelling units be on the upper floors or not on the pedestrian level. In the Industrial district, we have a size limit of 1,400 square feet; we say it can't occur on the ground level; and the primary use of the property, or over 50% of the square footage, has to be used for industrial purposes. We're proposing to add

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some use standards that would parallel the ones that we already have in place for multiple family. I know that we have an ongoing policy discussion that we'll be getting back to hopefully soon where we may tweak some of those standards for residential in Industrial, for example. I imagine that if we decide to change those standards, we could tweak these standards to correspond with those.

The last one was to work into the code the Director's recent interpretation that design standards would not apply to historic preservation projects.

Thursday I can go through all the corrections as well.

Ptach said he has received several favorable comments regarding the way the new code is working as well as its online presentation.

### **Planning Commissioner Updates**

Levy: I'm gone till May 1.

Calihan: I will be gone from May 1-15.

Levy pointed out that the attachments were not numbered and asked to have them numbered in the future – especially with large packets.

Karen Lewer, staff assistant, said that the department is transitioning to new software and that numbering will go back to the way it was upon roll-out of the new software.

### **Staff Updates**

Gibbs: The Downtown Plan public workshops are this Thursday, 8 a.m. here and 5 p.m. at Olympian Hall.

I've announced my intention to retire from the position of Planning Director no later than September 7. At that time, Rebecca will step into the position.

Kingston wanted to make sure that the policy updates would continue when Bessey moved to become the director.

### **ADJOURNMENT**

The meeting adjourned at approximately 1:30 p.m.

# AGENDA ITEM #7.

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## **STEAMBOAT SPRINGS PLANNING COMMISSION PUBLIC POLICY WORK SESSION MINUTES April 16, 2018**

The regularly scheduled public policy work session of the Steamboat Springs Planning Commission was initiated at approximately 12:00 p.m. on Monday, April 16, 2018, in Rooms 113-114, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Planning Commission members in attendance were:

Vice-Chair Brian Adams, Lee Calihan, Martyn Kingston and Tom Ptach.

Absent: Levy, Eck, Buccino, Weese

Staff members present included staff planners Toby Stauffer, Kelly Douglas and Bob Keenan , Principal Planner Rebecca Bessey and Planning Director Tyler Gibbs.

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### **Downtown Plan Discussion**

Tyler Gibbs:

A total of 51 people showed up at the workshops. We were pretty encouraged when 34 people showed up in the morning; we thought we'd get at least that many in the evening, but we didn't. This is going to be going online hopefully before the end of the day. You'll be able to do the same survey online. We're trying to get the word out about that.

We talked about streets and downtown land use, current zone districts, what FAR means, redevelopment opportunities including the Wells Fargo block.

Results:

51 people, by and large year-round residents.

About half who had businesses or worked downtown.

What should the primary street level uses be downtown?

There's been a lot of discussion, particularly with Howelsen Place and a couple others saying they're having a hard time getting retail tenants that can pay the rent that they want. They want to add office. The biggest response was "depends on what street," which makes sense. So that's something we're going to have to drill down on a little more. Less than 2% said any use on any street.

What uses would you like to see more of?

There was quite a lot of agreement on a lot of things. Residential didn't score real high, but as we got into that question in a little more depth, some people were presuming that the only kind of residential that would ever be developed downtown would be fairly high end, expensive second homes. We said there's actually the potential to try and get more locals housing and more diversity. That caused some people's thoughts to evolve.

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Question 5: What are the biggest connectivity/mobility challenges? The overwhelming response was parking, both for owners and employees as well as business customers. There was still over a third that were concerned about a lack of sidewalks or disconnected sidewalks, even after the effort of the last two years to address that.

Adams: It didn't seem like there was very much disconnected at this point.

Gibbs: There's not a whole lot; there's still a few key locations. The community garden park, between 6<sup>th</sup> and 7<sup>th</sup>, next to the Conoco station, a few places like that. Maybe the fact that we've been completing more of it has made those gaps all the more evident.

What causes real or perceived parking problems?

This one seems like it could use some drilling down, too, because by far the largest answer was it takes too long to find a space. Is that because there aren't enough spaces or because we don't have good way-finding or information about where spaces are?

Ptach: Or is it because people don't consider spaces more than 50 yards from where they want to go?

Gibbs: There are communities with better signage about where public parking is. The public lot in Sedona had an electronic counter at the entrance telling you how many spaces were available.

Kingston asked if there was discussion about paid parking; Gibbs said there wasn't a specific question that addressed that.

Adams: City Council had a discussion about that on Yampa recently and ended up saying no for now.

Gibbs: There wasn't specifically a discussion about paid parking; there was a discussion about whether back-in diagonal was working. It's pretty hard to start to apply paid parking in limited areas. You've got to have a good strategy. Just a very small area is probably not going to do much good because most people will just avoid it. Maybe that's what you're trying to do; get the people who don't want to have to go out and feed a meter all day long.

We got into discussions about housing and areas that are most appropriate for housing. There was a slight preference for pushing things to either end of town – east of 5<sup>th</sup>, west of 9<sup>th</sup>, to Oak Street. By far the lowest preference was for Lincoln. I can imagine blocks on Oak, perhaps areas of Yampa and cross-streets where townhouse-type residential might be great. Maybe we should have been more specific about ground-floor residential which you could build on the corner of 8th and Oak, let's say, and include ground-floor retail on 8th Street but maybe not on Oak. All these could use further discussion.

Adams: Would people be okay with something on the corner of 7th and Lincoln? I doubt those people meant that. So what did they really mean by cross-streets. Maybe there's a way to get that out of people, especially through the online poll.

Gibbs: It's going to be a challenge as far as how much detail you can explain in these things.

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What are the greatest barriers to developing housing diversity? Clearly the cost of construction, overall development costs. I think everybody's pretty aware of that. It was interesting that there were concerns about parking and infrastructure when we require parking as part of zoning as well as traffic studies. Somebody said: If we build residential downtown, where are they going to park? I said they would have to park on site in the building. Another comment was: I don't think our streets can handle that. I said that would have to be borne out by a traffic study.

Adams: Nobody seemed to be able to answer how development costs were different than cost of construction.

Bessey: I would imagine land costs.

Gibbs: A category for land cost might have helped.

Adams: We could separate out how hard people think the review process is.

Gibbs: We did ask about development process, zoning restrictions, building code restrictions. Those were roughly in the 23-30% range.

Which of these housing market types belong downtown?

Move-up ranked the highest; high-end second homes. I think it's completely logical that you'd say it's getting more challenging to provide lower-cost housing downtown, but it's not inconceivable that you could develop it. There's been at least one discussion of possibly doing microunits as an option that might work downtown. Parking becomes a problem because as you add more units you need to add more parking.

Bessey pointed out that these people may not own as many vehicles; second homes and big units generate more cars.

What kind of housing would people prefer?

Attainable. Perhaps we biased the question a little bit to locals, but that's what we were trying to get across is downtown doesn't need to be just for people who can afford an expensive condominium that they occupy a few weeks per year.

We got into a question about events downtown. There was discussion last summer about there being too many events in Steamboat and particularly downtown. The overwhelming response was downtown is just about right. A few people think there's too many; a smaller number of people thought there weren't enough.

Interestingly, in winter it was about evenly split between people who thought there was about the right number and people who thought there should be more; nobody thought there were too many events downtown in wintertime.

Adams: I was surprised how little complaint there was about how often we close Lincoln.

Calihan: That might be because we're asking now. I went to a Chamber meeting at the end of last summer and people were livid about parking and Lincoln being closed.

Commissioners pointed out how often Lincoln is closed.

Gibbs: One of the objectives of the improvements on Yampa Street was to try and make it more attractive to have more events down there.

What are the amenities that best contribute?

The built environment; historic buildings; local businesses; surrounding parks and open space. Proximity to Howelsen; views of Sleeping Giant and the ski area.

How satisfied are you with the current physical condition?

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This was evenly split; I think we need to drill down a little bit. Why were people satisfied/dissatisfied?

Adams: One woman said she wanted an option in the middle and didn't have it.

Which physical elements contribute?

Historic buildings; local businesses and views of surrounding open space.

Which if any physical elements should be improved?

Street furnishings. Streets it was hard to tell exactly what people were talking about: width, speed, frequency of stop signs. One woman said she thought Lincoln is too narrow because people's mirrors get knocked off.

Ptach: I think the sidewalks are too narrow. Eliminate the left-hand turn lane and add half that lane to the sidewalks.

Calihan agreed and thought wider sidewalks would give a better feel to the entry corridor.

Gibbs: I think Lincoln is what it is other than discussions about traffic signals and crossings.

Planners and commissioners pointed to Fort Collins as a downtown that works well as far as traffic flow.

Adams thought the same thing could be done here with some restriping.

What are you interested in adding downtown?

Public gathering space, bike storage, public art. One thing that came up in a few different comments was: Even though we've got a lot of green space, there's no single place where you can gather for a civic event unless you close down a street. They used to do it more at the courthouse.

What statement reflects your view of a three or four-story building downtown?

We were trying to not specifically refer to heights because it's hard for people to imagine specific heights. It was split between people who thought that taller buildings would be out of character; those who thought that it could add more housing opportunity/economies of scale. Could you offer an additional floor or additional FAR for affordable housing, which is what they do in most of the front range communities?

Do people think the courthouse should be the tallest building downtown?

People were all over the board; strongly disagree tied with somewhat agree; a fair number of people strongly agreed.

Stauffer thought Howelsen Place was taller.

Gibbs: So I'm sure we're going to have more discussion about building height; it seems pretty polarizing. I was curious at how many times when we talk about building height people express their concern that it's going to block views of Howelsen/the ski area. But pretty much your views to Howelsen are down the numbered streets. A two-story building pretty much blocks your view of Howelsen from Lincoln. The ski area is not going to get blocked because you see it down Lincoln. I've been looking at what might block your view of Sleeping Giant; possibly some taller buildings on the south side of Lincoln might block your view of the head from the far end of downtown.

The most important recommendations people wanted to see come out of this had to do with character (historic buildings,) support for local business, and trees, parks and public gathering spaces.

Adams: The opportunities for new businesses I thought was interesting as well. I wanted to know what people mean by that: cost opportunities, not enough office space in town?

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Gibbs: We didn't see a big response for Office to the question of what do we need more of, although anecdotally from the Chamber we hear stories of people looking for better-quality office space.

Stauffer: There's huge parcels over by Central Park Plaza that could be developed for that type of thing.

Commissioners and planners discussed possibilities for redevelopment around the city.

Adams pointed to the slide that shows how far the city is from having built-out FAR along Lincoln and Oak. A lot of development potential based on that slide.

Gibbs: We've also got a map that color codes FAR; only on Lincoln right now, but GIS just finished Oak and Yampa.

Bessey recounted the Department's efforts to do a transferred development rights concept to get some development rights transferred off of the river side of Yampa.

Bessey: The north side of Oak Street was really the only potential area for a receiving zone because it's one of the only places downtown where you can max out your FAR by right. On Lincoln, most people can't max out their by-right FAR because they can't park it. They can't make all the pieces of the puzzle come together to max out their height and FAR.

Ptach: Start enforcing; make paid parking downtown; don't require parking and start using mass transit and bicycles. Then you could max that out and you don't have the parking issue.

Stauffer: If you have paid parking, maybe you can build a structure.

Gibbs: Can you transfer density out of downtown? Or can you add FAR bonuses for affordable housing? But if you look at the CC zoning around the Hampton Inn, it's a 63-foot height limit already.

Ptach: Downtown can have a very nice character with that type of density.

Adams: It seems like there's a lot of potential for higher density on Oak Street.

Gibbs: We already allow a little higher density on the Lincoln side of Oak Street. You've got plenty of unused potential density on Lincoln. Is the property cheaper on Oak? Maybe it's primarily a residential building? I think you should be able to do buildings on Oak that are 100% residential multi-family.

Next Step: Consultants will start working up a first draft of what they're hearing with more questions and will come back in the summer for further review.

Goal is to try and get an adoption draft before Labor Day.

### **Planning Commissioner Updates**

Calihan will be away from May 1-15.

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### **Staff Updates**

Kingston asked about the status of the Riverview development.

Gibbs: They are updating their PUD and their plat. They have a development plan in for duplex townhomes along the river. They want to start infrastructure very soon.

Kingston confirmed that they are putting in infrastructure for all the lots.

Gibbs: I suspect each property is going to be developed by a different partnership of some sort.

Bessey: You'll see that project come before you in the next month or so.

We presented last week to City Council your recommendation regarding your role. I thought they had a good conversation about it. Not surprisingly, they decided they weren't comfortable handing off the variance review and approval authority, but they were okay with everything else you proposed. Over the next few months I have to work on drafting that language in the code, and it will come back to you for a public hearing. Your decisions will be subject to appeal by anybody – not just applicants or aggrieved parties. The city attorney feels we have to keep appeal rights open to anybody to make sure we aren't violating the spirit of the city's charter. Council can also call up your decisions. We may not see a lot of change to the way things actually get processed, but Tyler brought up a good point that in some fashion it may help incentivize applicants to try to meet the code and come forward with fewer variances to try to shorten their process. I would imagine there will be some growing pains, but we'll see.

Gibbs: I have a follow-up on the issue that came up on voting the other evening. The CDC says: If any member of a city board or commission is present at a meeting and refuses to vote, the member's vote shall be recorded in the affirmative. No member is excused from voting, except on approving of minutes of a meeting that the member did not attend, or on a matter creating a conflict of interest, or in consideration of the member's conduct.

Bessey: That's consistent with Roberts' rules as well.

### **ADJOURNMENT**

The meeting adjourned at approximately 1:18 p.m.

# AGENDA ITEM #8.

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## **STEAMBOAT SPRINGS PLANNING COMMISSION PUBLIC HEARING MINUTES April 12, 2018**

The regularly scheduled public hearing of the Steamboat Springs Planning Commission was called to order at approximately 5:00p.m. on Thursday, April 12, 2018, in the Citizens' Meeting Room, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Planning Commission members in attendance were:

Vice-Chair Brian Adams, Lee Calihan, Martyn Kingston, Michael Buccino, George Eck, Tom Ptach and alternate Paul Weiss.

Absent: Levy

Staff members present were Staff Planners Kelly Douglas, Bob Keenan and Toby Stauffer, Principal Planner Rebecca Bessey and Planning Director Tyler Gibbs.

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### **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

None.

### **#AGENDA ITEM #5: CP-17-03, SSACP Future Land Use designation Gaps (tabled from 3/22/18)**

#### **STAFF PRESENTATION**

Bob Keenan:

Before you is an application to amend the Community Area Plan, specifically the future land use designations and the Future Land Use Designation Map. This is a staff-initiated proposal. We have heard from some property owners with property in the area that we're proposing to assign future land use designations to. We've known that there are significant gaps in the Future Land Use Map from the 2004 plan. Rather than have these applicants come one by one and pay the application fee for a Future Land Use Map Amendment, we thought it best seeing how it was an error on the part of the city to provide the amendment as a staff-initiated project to provide designations for all the gaps in the plan.

Unfortunately, we're not able to provide a recommendation for the gaps that exist on the west side of the airport. We did reach out to the airport manager to assist with any technical questions about the airport compatibility and FAA response to our proposal. The FAA said that they did not oppose the industrial land uses on the east side of the airport, but the bulk of their response was concern over the proposal to do residential uses on the west side of the airport where those gaps exist on the map. That was somewhat of a surprise to staff because the Airport Master Plan that has been adopted by the city and approved by the FAA showed that some of those land uses on the west side of the airport would be appropriate. We need to do some more homework on that before we come back with a recommendation. At this point, we feel it might be best to wait until the Airport Master Plan has been updated; they've got an RFP out for a

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consultant to help with that right now. They expect to have an adopted Master Plan by about this time next year.

So our focus tonight is on the 12 properties listed on Page 3 of the staff report.

The Community Area Plan is the document that contains the Future Land Use Map. That is our guiding document on how and where we want to grow as a community with the land uses we want in what areas. Future land use designation is a precursor to zoning a property. All of these properties that we're discussing tonight already have zoning. What they don't have is a future land use designation that would help inform a petition for rezoning of those properties. That is a criteria for approval in the zoning map amendment application process that it is consistent with the Community Area Plan and Future Land Use Map. So it's helpful to these property owners and the community at large to know what types of land uses we want in certain areas of town. That's basically what this does. There are no current plans by the city to rezone these properties on behalf of the property owner. Rezoning has been a property owner-initiated process and not dictated by the city. But the City Council does have the right with adequate notice to rezone property.

Planning staff is making a recommendation for Industrial future land use designation for all 12 properties. In addition to the criteria for approval which was evaluated in making these decisions which we find meet the criteria for approval of a Future Land Use Map amendment, we looked at six large objectives:

Compatibility with land uses in the immediate vicinity (within current city limits,) compatibility with adjacent future land use designation, (much of the Elk River Road corridor starting just up from the Highway 40 intersection has a future land use designation of Industrial,) compatibility with adjacent zone districts (most of that area is either RE1, which is somewhat of a holdover zone district from when we rezoned properties city-wide in 2001 when all Ag zones went to RE1, which is the least dense residential zone district in the city at one single-family per acre; other zoning in that area is Industrial,) goals and policies of the Steamboat Springs Area Community Plan and the West Steamboat Area Community Plan, compliance with Bob Adams Field Master Plan, FAA feedback, future industrial needs (no plans propose future industrial areas to be annexed by the city.)

We as staff feel it's important to provide industrial areas for the future growth of the city.

We find that it meets the criteria for approval.

## QUESTIONS FROM COMMISSIONERS

Commissioner Eck confirmed that current property zoning is not going to change from this action.

Eck: So if they're RE1, they can still develop as an RE1, but if they wanted to rezone to something else, probably the only thing they could rezone to is Industrial.

Keenan: Yes, with the adoption of this proposal.

Commissioner Kingston asked if the city had heard from any property owners on the list.

Keenan: Yes, we do have some public comment from the property owners. There's some property owners that are subject to this proposal that I believe desired higher-density residential zoning, which conflicts with our proposal to provide a future land use designation of Industrial. We certainly

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understand the need for residential uses, and the highest and best use of those properties right now may be residential, but we're trying to look long term at a vision for the city and having adequate industrial area.

But first and foremost, the area is generally industrial right now. We've got a large municipal airport there, and I think we really need to consider the compatibility of adjacent land uses when making this decision as well.

Kingston: So if all these future land uses are classified Industrial but the current zoning is RE1, what are the implications for the owners?

Keenan: They would be able to develop under the RE1 zoning until that property was rezoned.

Kingston: And rezoning is usually at the request of the property owner.

Eck asked where the end was of the Industrial classification.

Keenan: Butcherknife Brewery and Neste Auto Glass I think is right on the edge on the eastern side of the road.

Kingston: It's a two-mile stretch covering areas 1-11.

Keenan: I think it's even shorter than that. It's about a mile or maybe a little bit less to the entrance to the airport, and then to the city limits it's probably another half mile; so maybe a mile and a half.

Kingston: Referencing Monday, staff felt that having an Industrial classification that far out was appropriate for future needs.

Keenan: That's right.

Commissioner Calihan confirmed that all those properties are adjacent to the airport.

Commissioner Adams confirmed the CS and RE1 zones and asked if that would create an odd spot zoning issue in the future if all the surrounding properties were zoned Industrial.

Keenan: No, it wouldn't create a spot zone because we've got the Future Land Use Map to back it up where we're providing direction that over time, these properties are all going to go Industrial to be a consistently zoned area. By our current property owner-initiated approach, it's going to take some time to get there.

Commissioner Ptach:

So what we're looking at approving here is the plan, not zoning. The plan would dictate that we would like to see Industrial zoning there. But as Brian pointed out and what we have on our agenda later this evening, over by Butcherknife you have some CS zoning. What's under the Plan would like to be Industrial, but it's CS, and it would seem to me our Item 4 is perpetuating CS zoning over by Butcherknife and not moving it toward Industrial. I thought I heard that by designating this Industrial, it would restrict future zoning change to only industrial. Is that truly the case or could they ask for CS in

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this area, and we as Planning Commission and City Council could see a justification in granting a CS zoning even though under the Plan it would ideally be Industrial.

Keenan: A property owner could request a rezone to CS only accompanied with an amendment to the Future Land Use Map. So we would have to go through this process to say that a mixed-use corridor would be the future land use designation that they would have to amend to prior to rezoning to CS.

Ptach: How is it justified that there's CS zoning where Butcherknife and Neste are at even though it's Industrial under the Plan. There seems to be a conflict there.

Eck: It was zoned before the designation.

Ptach: So the Plan can't force a change.

Keenan: That's correct.

Ptach: So if Neste came and wanted to rezone their spot, all they could rezone without changing the Plan would be to Industrial.

Keenan: That's right.

Ptach: But if they wanted to develop it to whatever is allowed under CS, they could because it's zoned CS.

Keenan: That's correct.

Ptach: So if we adopt Industrial tonight for all these parcels that go further up Elk River Road, and somebody wanted to do CS, and it made sense to do CS, is there anything prohibiting us from amending the plan from Industrial to CS so we could rezone it to CS.

Keenan: No. We could revisit that designation at any time.

Kingston: Given that the west side undesignated areas are under further review, can you explain why we're moving forward now with the east side and not waiting for the west side feedback to come back before we consider them both together?

Keenan: From a staff perspective, we think the decision can be made independently of each other. We've got a largely industrial character area on the east side of the airport already. A lot of the property is zoned Industrial or carries a future land use designation of Industrial. We've got industrial uses on that side of the airport. So from staff's perspective it seems prudent to move forward with the Industrial classification. We know that we have a plan to add additional residential areas to the city through the West of Steamboat Plan; we don't have anything guiding us for future Industrial. So it seems appropriate. With all the research, the 1999 plan that I included in the packet shows Industrial future land use designations for the area we're talking about. They show it in a different configuration. While these gaps were an omission in the plan, I really think that they were to be Industrial and it was just a

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mistake by not providing that. So we're having this discussion now when it probably already should have happened when they provided the Future Land Use Plan.

Kingston asked if the Commission could hear from the airport manager.

Stacy Fain, Manager, Steamboat Springs Airport:

I'm in concurrence with the plan. Industrial is the most compatible use of the land that's adjacent to the airport on the east side. We need to revisit what would be considered a compatible use for the west side. I'm happy to answer any questions that you have.

Adams: It seems like there's a pretty tight buffer to that side as far as the flight patterns and the buffer that you need to take a look at. It's very expansive on the west side but not the east.

Fain: This airport is a little unique in that the fixed-wing traffic pattern is all on the west side of the airport. That makes a high density on the west side of the airport. The helicopter traffic is on the east side, and they fly a 500 foot pattern; fixed-wing aircraft fly a 1,000-foot pattern. So there is pretty high density helicopter traffic right over this area that you're considering. And it's in the middle of the night, too because it's classic medical helicopter flying to and from down Lincoln, left turn at Wal-Mart, into the hospital pad. So it's pretty high density at all times of the night and day.

## PUBLIC COMMENT

Steve Osborne, Pastor, First Baptist Church:

Our primary concern is that we feel the future land use designation of Industrial, if administered with the Community Development Code as it is today, effectively curtails our opportunity to develop any further. It locks us into the existing facilities and would potentially prevent us from making life safety improvements or updating other site features. So our prayer for relief today is that the Planning Commission would consider revising the community development criteria in such a way as to grant an established church such as First Baptist the latitude to continue developing assembly use, residential use (specifically parsonage,) facilities on our property as being conforming uses even if our site is rezoned Industrial through a public process in future.

While we understand that the city is not endeavoring to rezone the property as Industrial at the present time, we anticipate this eventuality and we wish not to have our development potential curtailed at this property.

Jim Walters, Re/Max Partners:

Tonight I'm representing myself and also the current under-contract party and future developer to one of the parcels, which is #7 at the intersection of 129 and Game Trails. This is 5.9 acres. We had sent a letter requesting consideration for land use designation for this particular parcel that would allow high-density residential zoning for the parcel based on the community-voiced request that we've all heard about the need for affordable housing. We see that the growth to single family has been fulfilled of late with proposals and developments like Sunlight, etc. The designation for this parcel is likely to look at townhomes. That seems to be a vacuum where a need definitely exists. A recommendation of Industrial only seems to us somewhat short-sighted.

It's kind of like Elk River Road and the entrance to Elk River Valley is one of those gateways to the City of Steamboat Springs that captures everybody's imagination. Since I've been coming to Steamboat

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in the Mid-70's, it's always struck me as odd or unfortunate that the first impression of our town on either end of Highway 40 is storage units and a trailer park. So I see this Industrial area as finally completing the triad as it were – one of the most beautiful areas going into the Elk River Valley as Industrial is kind of unfortunate. We have a builder/developer that's excited about the project; he can start as soon as possible in terms of his investigation and applications. He's a local resident, and his goal is to provide affordable housing to people that need it.

The big question I had was: If it's zoned Industrial, can you describe what types of businesses would fall under the heavy industrial that could locate potentially in the area.

Keenan: Heavy industrial would be a manufacturing type of use with outdoor areas.

Gibbs: Light industrial could as well.

Walters: We'd love to see something with Residential, potential future bus service, etc. that could really fulfill the needs of the community, instead of every parcel being zoned Industrial and specifically #7 which is the concern for us.

Angela Ashby:

Certainly I feel like to Jim's point you've got someone willing and able to develop some much-needed product of under \$500,000 townhomes of which our absorption rate right now is maybe two months for local inventory. Its slim pickings out there. We've got a vacuum for that type of product. When I went for a drive today, I was trying to pretend I was one of the landowners out there at one of the adjacent ranches or Game Trails or Elk River Estates. As you pop up to the airport and crest that, you kind of come into the valley. Parcel 2 I believe just went under contract, and it is landlocked in between Kid Ranch and I forget the other one. So to throw in some Industrial there seems totally weird to me; the topography is quite sloped. I wanted to get that visual.

Parcel #1 is also locked between Buzby Ranch and the city. There doesn't appear to be any access unless I'm missing something. Maybe the city plans to buy that parcel? But again, you're doing Industrial in the middle of ranch land doesn't make sense to me. I think some of it makes great sense. We talked a month ago about how we think we need more industrial, but how are we determining that? What's the calculation? I don't think we're going to get a lot of manufacturers out here – for one because they can't find housing. So if you're thinking future growth of manufacturing, I think that's kind of short-sighted a little bit. What do you think those adjacent landowners who are county residents want to see?

I think instead of making a blanket recommendation that all of these should be Industrial, maybe we look at each of them separately to make sure we don't have the same mistake that we did back when these were all deemed RE1. Because then, if you do have a potential developer who has to go through the zone recommendation change to something higher density, can we even do it? If you could, how long would that process take? The developer is out tens of thousands of dollars just to come up with a plan, and you may or may not get the answer you want.

So maybe take a little more time, go for a drive and see these parcels. Maybe reconsider some of these rezoning's.

## ADDITIONAL QUESTIONS FROM COMMISSIONERS

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Ptach confirmed that the church's property is zoned RE1.

Ptach: A church is not a traditional use for RE1, correct? But the parsonages could be?

Keenan: RE1 allows religious assembly as a conditional use.

Ptach: That site is 17.5 acres. So under that they could possibly have 17 residential units on that parcel based on RE1 zoning. Any potential rezoning of that could only be done by the owner of the property.

Keenan: City Council could rezone the property as well.

Ptach: Without the property owner's consent?

Keenan: That's correct.

Ptach: Oh. I was under the impression that any rezoning of these properties would come at the instigation of the property owner.

Gibbs: It's not typical for Council to rezone, but it's possible.

Ptach: So in the past, Council has not rezoned properties until initiated by property owners.

Gibbs: With the consent of the property owner.

Kingston: If we classify all these properties as Industrial on the Future Land Use Map, logically it puts them in no different position than those uses are currently in now. If the proposals fit RE1, then it's a straightforward proposition, currently. If their future proposals move to industrial, that's a straightforward proposition. But it sounds like from public comment that they want the latitude to continue with plans afoot or with current uses. What you're proposing doesn't really change the possibilities for them in any significant way.

Keenan: I think it does if I understand your question correctly. What they're allowed to do under the existing RE1 zoning is one unit per acre. That doesn't work for what they want to do; they want to do multi-family, which would require a different zone district. By providing the institutional future land use designation, they can only rezone to Industrial and they wouldn't be able to do the multi-family product.

Kingston: But they're still limited in their ability to do multi-family now.

Keenan: That's correct.

Kingston: Explain the church's situation if they wish to expand in the ways suggested.

Keenan: Because they're zoned RE1, for them to expand the church use on that property, they would have to come in for a conditional use hearing. If they were to rezone the property to Industrial, they would become legal nonconforming, and their ability to expand would not be there because the Industrial zone district prohibits religious assembly. I have had a couple conversations with Steve

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Osborne, and I did inform him of that. I think that's why part of his public comment is suggesting that if we go this route that we should consider amending the code for the Industrial zone district to allow religious assembly as a conditional use. That way, if it was appropriate and as evaluated through the conditional use, they could ask to expand their use.

Kingston: Could we propose a motion where we exempt certain blocks from this list from the proposed staff recommendation?

Keenan: Yes.

Commissioner Buccino:  
Is it possible for the church on that parcel to do a PUD?

Keenan: The PUD is a possibility.

Buccino: A PUD covers a lot of zone areas that are unique, especially one that's been grandfathered in. So I don't think it's necessary to pull that one out of this one because we have an avenue and that's what PUD's are for. I appreciate you guys coming in with a project, but I think what we're talking about is a Future Land Use Map, and with all the Industrial that's going on, I have a hard time letting some Residential go in here when we have to hold sacred some Industrial. We have to do what I think staff is recommending. Eventually, we're going to need Industrial of different sizes. Nothing on the west side of the airport has any Industrial zoned at all. I think we have to consider that. I appreciate that we need housing, but there's a lot of things that would inhibit that. It would sell right away, but the point is we need Industrial and we have to look down the road. My tendency is to give it the Future Land Use Map of all industrial. If the church wants to do anything, your hands aren't tied. A PUD allows you to do something unique with your parcel.

Calihan: Did the airport recommend any other land use as good use next to it?

Keenan: They said Commercial is fairly compatible with airport use.

Calihan: And why aren't we suggesting Commercial?

Keenan: Because we believe that that corridor was supposed to be designated for Industrial. We've got a lot of Industrial uses/zone district already in the area. Largely, it comes down to compatibility as far as what is the appropriate zoning and future land uses for that area.

Adams: I think what we were talking about with one of the other projects for this evening is that Industrial is exempt from Entry Corridor Standards. Is that correct?

Keenan: They're not exempt from Entry Corridor Standards. We do have higher standards for landscaping. I don't think there's specific architectural design standards.

Gibbs: You may recall some other projects like storage at the airport entrance, the landscape company down near Butcherknife included berms and heavy landscaping, so there are Entry Corridor Standards

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that apply to Industrial. The same types of architectural standards are not always practical in Industrial as it would be a commercial building or residential building.

Adams: Beautification of coming into Steamboat was raised by one of the public comments. It certainly does call into question that if we're trying to take the an entire corridor access into town and make it Industrial – arguably one of the least attractive uses, typically – do we have any controls to make sure we're not creating that by doing this future land use designation?

Gibbs: We do.

Keenan: And we do limit some land uses as well when they're in the entry corridor along Highway 40. Outdoor storage comes to mind.

Gibbs: We're certainly very concerned about beautifying our entry corridors, and we're very concerned about housing. But there's just some real and practical concerns with being located next to the airport. We have plans eventually to lengthen the airport runway to be able to attract increased activity at the airport. One thing the airport manager didn't mention is that sources of funding for the airport are also impacted by land uses around the airport.

## STAFF COMMENT

Keenan: We have a variety of industrial uses – bicycle manufacturing, beverage manufacturing. It's maybe not the large scale, heavy industrial, but we have a lot of warehousing needs, contractor shops, storage of heavy equipment. We do have industrial needs, and we're seeing that one of the most recent industrial neighborhoods, Captain Jack, is starting to develop out. So I don't know that we have a huge supply of Industrial left. We certainly understand the nature of that area in the county and how rural it is, but by the very nature of having an urban city, any time we do any type of annexation or development, we're going to have that competing interest. We're going to move that hard urban edge that much further into the rural area.

Some of those rural uses are on the east side of Elk River Road. If we do some sort of residential there, what's our ability to continue with any Industrial in that area in the future? We understand that it's the entry corridor, but this is where a lot of our industrial uses are. And if they're not here, where do they go? We don't have anywhere else in the city right now on the books that can accommodate industrial uses.

Kingston: If this motion passes, for all intents and purposes in terms of the way Steamboat has been historically, the situation remains the same for the existing landowners. There is no proposal afoot for staff or Council to rezone.

## COMMISSIONER DELIBERATION/MOTION

Commissioner Ptach moved to approve CP-17-03 as presented.  
Commissioner Buccino seconded the motion.

## DISCUSSION ON MOTION

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Eck: I'm not going to be supporting the motion. I do not think it makes sense to have Industrial that far out on Elk River Road next to a church and ranches. I understand we don't have a ton of industrial space, but we can look elsewhere.

Adams: I'll be supporting it. I think staff's recommendation, even though it creates a barrier, it does plan out into the future how Steamboat will grow. I'd hate to see our industrial potential get chopped off, so I think it does make sense to quantify the future land use as that. I do know that it has impacts to those lots trying to do multi-family, trying to solve the housing need, which I will be the first to be empathetic is a need that our town has. But it is a problem for me as far as the continuity of the area. As long as we are taking a step back and looking at the proper land use as town tries to grow in the future, it does unfortunately outweigh that need – for me, anyway.

Eck: On the airport's request, we didn't look at the west side. But we're going to sometime in the future. I know it's also zoned RE1. Staff might come and say we think that's all Industrial too, on the airport's request. Then all of a sudden we've got a whole lot of Industrial. I think it was a mistake not to consider this as one thing east and west.

Kingston: I think the thing that troubles me the most is that it doesn't seem logical to have a future land use classification that's one thing and then have an existing zoning process that's another thing, and then to have a historical tenancy or precedent saying that owner's typically request rezoning. It just seems like a very big mess. I think I should vote against the motion just to send a message to Council that I think the situation is more complicated than a straight up. I agree with George that maybe it's better that we consider west and east together in a more deliberative process. I am concerned for certain land uses, particularly the church. I just can't get my head around the fact that we'd have to do contortions or something out of the ordinary in order for you to make the best use of the property you've been using in the way you've been using it for such a long time.

I understand the need to zone Industrial. I'm also a bit perplexed by this beautiful entry and potentially the visual impacts taking us backwards on what is a very important entry place.

So for those reasons I think I'll be voting against the motion.

## **VOTE**

The motion carried 4-3 with commissioners Eck, Calihan and Kingston opposing.

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### **AGENDA ITEM #1: DPP-18-01, CU-18-02, Elk River Road Business Park F1, #1**

#### **STAFF PRESENTATION**

**Kelly Douglas**

Tonight before you, you have a conditional use and development plan application requesting approval of a self-storage facility. They're also proposing site development that includes 455 storage units in 5 buildings. This parcel is located just north of the YVEA campus and is accessed off of Jacob Circle. The property is zoned Industrial. No use standard modifications or variances are requested. No public comment has been received.

Staff is recommending approval.

#### **APPLICANT PRESENTATION**

Kim Zeune, Applicant:

Our facility will be a Class A facility, which means we'll have control of access. We'll have an office and a full-time manager on site. All units will have an individual alarm that will be controlled by the tenant. We do not provide electric in any of the units; we do not allow anyone to work in the units; it's strictly storage. We will have cameras that monitor it. We can monitor the site remotely through the cameras and alarms.

I think we'll be a great facility.

#### **QUESTIONS FROM COMMISSIONERS**

Ptach: Is this going to be phased?

Zeune: No, we will build it all in one phase.

Ptach: In other storage facilities in town, there have been some light industrial uses going on in some of the units. There was a sign even put outside one of them. It sounds like none of your facilities have anything like that.

Zeune: That is correct. It's strictly storage. Half of them will be temperature-controlled storage, but people still can't work in them. This will be stated in each lease.

Adams: Along Jacob Circle, in the site plan I see a cash en lieu sidewalk. I don't quite understand which portion they would be required to provide along Jacob Circle. How did the city determine how much would be required in order to do this cash en lieu that was proposed? Why does it stop before the driveway? It doesn't seem very continuous as to what amount of Jacob Circle they actually connect to.

Douglas: What's reflected here is consistent with the preliminary plat that we'll discuss next on the agenda. This lot actually doesn't have frontage on Jacob Circle. They have an access easement in place that allows them to cross over Lot 1 above to access their property. So the amount of sidewalk you see is

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the amount of frontage that is there for what now is one lot. It would be their only frontage if they were not subdividing. Being that they are subdividing, that's still the only frontage.

Adams: Lot 1 would be responsible for the continuation of the sidewalk where it's being shown stopping.

Douglas: That's correct.

Adams: Even though an easement to someone else's property and driveway is going through it.

Douglas: Right. There's a proposed development for Lot 1 that's under review. It's an administrative project. They are also proposing a cash en lieu along Jacob Circle, so those projects are consistent.

## **PUBLIC COMMENT**

None.

## **COMMISSIONER DELIBERATION/MOTION**

Eck: I think this is consistent with the criteria of approval.

Commissioner Eck moved to approve CU-18-02.

Commissioner Ptach seconded the motion.

## **VOTE**

The motion carried unanimously.

Commissioner Ptach moved to approve DPP-18-01 with the recommended conditions.

Commissioner Kingston seconded the motion.

## **VOTE**

The motion carried unanimously.

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**AGENDA ITEM#2: PP-18-02, Elk River Road Business Park, F1, L1**

**STAFF PRESENTATION**

Kelly Douglas:

This is the same parcel adjacent to the YVEA campus just to the north and takes access off of Jacob Circle. The proposal is to divide one lot into two zoned Industrial.

No variances are requested. No public comment has been received.

Staff is recommending approval.

**APPLICANT PRESENTATION**

None.

**QUESTIONS FROM COMMISSIONERS**

Eck: How does Lot 1B have access?

Douglas: Lot 1B does have access off Jacob Circle; it's Lot 1A that gets there through an access easement.

**PUBLIC COMMENT**

None.

**COMMISSIONER DELIBERATION/MOTION**

Commissioner Buccino moved to approve PP-18-02 with all conditions.

Commissioner Ptach seconded the motion.

**VOTE**

The motion carried unanimously.

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### **AGENDA ITEM#3: PP-17-09, Ski Trails Subdivision, F3, L19, B1 Replat**

Commissioner Eck recused himself from this item.

### **STAFF PRESENTATION**

Toby Stauffer:

The application is to subdivide one lot into two and dedicate some right-of-way for Ski Trail Lane. We've received some public comment today.

This subdivision we have found meets all of the subdivision standards. It does include a variance to building envelope location to locate the building envelope closer to Ski Trail Lane right-of-way than is required by the front setback. The required front setback for the zone district is 20 feet from the property line; this building envelope would be located 15 feet from the new right-of-way line. The application is proposing to dedicate five feet of right-of-way to Ski Trail Lane. Currently the edge of the road is right at the property line, and there's no additional right-of-way outside of the road. This right-of-way dedication would allow shoulder to be improved or the road to be repaved or any maintenance to occur.

We find that the location of the building envelope is consistent with our Subdivision Standards and our Community Plan. It allows the future building to be about 20 feet from the edge of the right-of-way or 15 feet from the property line. That is consistent with the rest of the neighborhood.

There's also steep slopes on the property, so locating the building envelope closer to the road minimizes any disturbance to the steep slopes on the rest of the property.

We have recommended approval of this project with three conditions.

To summarize some of the public comment we've received: I think there is concern about the steep slopes on the property and that the right-of-way is not quite large enough for a subdivision to occur. We feel the dedication of right-of-way helps manage some of those impacts and the location of the building envelope reduces any impacts to slope and drainage. If a building is to be developed on that lot, it would need to comply with all of our construction standards for drainage and erosion control so as not to impact other properties in the area. If there are any concerns from the neighbors in that regard, they would be addressed at time of building permit.

### **APPLICANT PRESENTATION**

George Eck Jr.:

We purchased 2675 Ski Trail Lane in 2000. My wife and I live up there. We have about 56 steps in our house. My wife recently had knee replacement, and we've been working with staff for

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several years to work this out. We do have a duplex on lot. Our existing home is in very nice shape. We thought rather than potentially tear down the structure and build a duplex, or we could skip the variation and just come in for a permit attaching a new structure to our existing home. We thought it made sense to subdivide our lot.

I haven't seen any of the public comment.

On the recommendation, there was a question about driveways. The existing driveway has been in place since our home was built in the early 70's. I was wondering if that could be taken out of there. Assuming the new lot is approved, that driveway would conform to city standards.

### **QUESTIONS FROM COMMISSIONERS**

Ptach clarified that the existing driveway does not need to be brought up to current standards unless it is altered.

Stauffer: Lot 19A, which is where the existing house would be if this subdivision is approved, is not large enough for a duplex. So if there was any redevelopment on that lot, the driveway would need to meet standards. Any development on the proposed Lot 19B, which is the remainder of the property, would need to have a driveway that meets standards.

Ptach confirmed that the reasons for locating the building envelope closer to the road are primarily related to the topography of the lot and the location of the right-of-way.

Stauffer: It's essentially the same in physical distance from the road, so in that regard we found that it was acceptable because it will match the character of the neighborhood.

Ptach: If they were coming for a duplex right now, is it safe to say that staff would probably have similar concern with the right-of-way in granting a variance to be able to build a duplex because of adverse conditions on the lot to build a second half to their house, there would probably be a similar requirement and we'd be looking at similar setbacks.

Stauffer: We would be looking at similar setbacks. If they kept the existing house on the property and were not subdividing, and they wanted to just add another house connected to that house, the driveway for that house would need to meet the standards. We would have some concerns with the right-of-way because a small edge of the road is on private property right now, so the right-of-way dedication is protecting the actual road. With a duplex building permit process, we don't have the authority to request right-of-way. So we would be concerned about the road, but we wouldn't have a lot of recourse. Since this is a subdivision, it can have additional impacts.

Ptach: So it's actually advantageous to the town to get the dedicated right-of-way by doing the subdivision.

Stauffer: Correct.

Ptach: And the only real difference between them adding on to their house to make a duplex and doing a subdivision is the physical attachment of the two buildings.

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Stauffer: Yes.

Adams: Could you speak to the density of this lot compared to the other ones?

Stauffer: The zone district is RN1. It allows for two units on every property up there. That could be a duplex, or it could be a single-family with an accessory, or one unit could be there. Right now, without the subdivision, two houses could be on that property. The way they are proposing to subdivide it, four units could be on that property. A duplex could be on the new lot, and on the existing lot they could add a secondary unit that would have to be smaller in size; they could not add a duplex because of the minimum lot size. Lot 19A where the existing house is, is about 12,000 square feet. That is not large enough in this zone district to put a duplex on there. So the only way they could get two units would be to have an accessory dwelling unit, which has a maximum size of 650 square feet. The other property could have a duplex on it or a single-family and a secondary unit. So the density is the same for the zone district. It would be increased because they're proposing to add one lot.

Adams: Are these two lots' width and density close enough to the other lots or at least in keeping with the lot width minimums for the neighborhood?

Stauffer: Lot 19A as proposed would not be able to have a duplex; it can only have a single-family and then potentially a smaller secondary unit; it could be attached to the single-family or not. We do look at the character and layout of the lots in the neighborhood when we review a proposed subdivision. We did that in this case. We believe that the lot sizes and shapes and potential locations of the houses would be consistent with the character of the neighborhood. We've found that the subdivision does meet the subdivision requirements for this property.

Adams: If we didn't find it consistent, we could put a condition on it that neither lot could put a duplex on it if we were that concerned about density.

Stauffer: It would be contrary to the zone district, so you'd have to have a finding that it wasn't appropriate with the character. There are a lot of duplexes in that neighborhood as well.

Kingston: We just received the letters from Mary Ann Metcalf opposing the application. What you're saying counters this view. You're saying that it's compatible, and the claims being made in these two letters are not supported by staff's analysis.

Stauffer: That's correct. We found that it meets the subdivision requirements with the exception of one variance to the front setback. So we do feel that the potential uses and the potential development of the lot are compatible with the neighborhood.

## **PUBLIC COMMENT**

John Shively, 2870 Ski Trail Lane:

I currently reside just south of this lot, and I'm also speaking for Jill Hosted, the next door neighbor. I was shown a map that I should have received notice of this application, but I did not.

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I have a major concern about this application and any other that subdivide lots on Ski Trail Lane. After speaking to several past planning commissioners and personally working on the revision of the code in 2002, the attempt was to overlay a zone district which all the lots would comply with that zone district, not to take large lots and start splitting them into two. We, the owners of property and homes on Ski Trail Lane, bought into a large lot subdivision that allowed duplexes, not fourplexes. The density and traffic does not comply with previous zoning and current road standards. You are decreasing my lot values and should not be allowed.

The intent of the original large lot sizes was to allow room for driveways, of which I have constructed four on this area, on slopes that are extremely steep. The small lots were generally flatter with easier access.

The resubdivision does not conform with a number of subdivision standards, specifically 6.02(C)(3). Here is the major issue. There are at least five lots in my immediate vicinity on Ski Trail Lane that are large enough to be subdivided. The old zoning on these large lots allowed one duplex. Now if you allow a subdivision, you would change from a duplex to two duplexes. This is not acceptable on a road that doesn't even meet road standards.

In this specific case, you are creating a new duplex lot as I understand it, and there is already what used to be a triplex. I live directly across the street, and the renters told me it was a duplex before Mr. Eck bought it. If you want to encourage the resubdivision of lots, you need to make a condition that any subdivision of lots can have a single-family home on them thus maintaining the same density.

I don't have a problem if somebody subdivides their lot and there are two single-family homes on a large lot. But to put two duplexes on that lot I think is wrong.

Dylan Fulcher, SHARP, STEINKE, SHERMAN & ENGLE, Representing Sam Baldwin and SBRJWM:

The GIS map and photographs will show you the road versus the frontage of these homes and how there really is none.

The first thing that you should know that might make this meeting moot at this point is according to Section 26-183-8(A), it requires not only that the director make a determination that the lot location be exempted, but it also requires the Director of public Works that is to deal with utility issues and other issues dealing with surveying a property like this on a steep slope. We believe that's a real issue that should be addressed and hasn't been addressed yet. That brings up some big concerns about where we are in the process.

This application does not conform with the CDC for many reasons: It is not developable and does not conform to other applicable regulations such as street standards and the Community Plan. It's not compatible with the surrounding area, and it does not satisfy the variance criteria.

The first CDC item specifically applicable is 26-183-E-10, that has to do with improvements along the right-of-way that are required when you have a subdivision. The code states that you need to engage in multimodal improvements. The street is pretty popular for cyclists and pedestrians; it's very pretty to look down onto the valley. It's already very small. The grant of

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the right-of-way doesn't create any improvements now, and you still have the same issue with the lack of room for a multimodal development.

There's a requirement under 26-183-C about vegetation and grading. You need to have a grading plan; that's not part of this preliminary plat. There also needs to be consideration of the effect on vegetation and habitat. There's mature growth in the lot area, so there's questions about how to maintain that. So you're looking up at something natural, and you're seeing something new that's not.

There's no open spaces. 26-184-D says you need to have 15% of the gross land be dedicated, but that doesn't exist on the preliminary plat.

The Steamboat Springs Community Plan discusses no development on slopes that exceed 30%. You can see via the pictures it definitely exceeds 30%.

Not compatible with the surrounding area: If you look at the GIS map, it has a breakdown of all the acreage. It shows that this lot at 0.7 acres is half as small as the next smallest lot in the area. You'll also see that the frontage is much shorter. The idea was to have large lots with long driveways; in this case you're cutting that away and completely getting rid of the purpose.

The four elements for a variance are not satisfied: The application does not lead to a result that is better than or equal to.

The intent of the code standard will not be achieved by strict compliance: Strict compliance requires a 20-foot setback. The whole purpose of a setback is to provide a buffer between the road and improvements.

The intents will be diminished – these are all in your letter under the variance requirements.

As far as a hardship, in this case they're creating the hardship by attempting to build on an unbuildable portion of a lot that actually has a buildable portion at the lower portion. There is objection to the cost of building it, but I think when you buy a place that was originally a single-family home and you are now trying to expand it and it costs you extra money, you're creating your own hardship.

The application should be denied. It doesn't conform with any of the preliminary plat standards.

### **APPLICANT COMMENT**

Eck Jr.: I didn't realize my Texas neighbors across the street were that upset about this. My existing home is a single-family. My request is to just build another single-family house, not a duplex. Since 2000, there's been nine different homes or duplexes built around my house. There's a 10 or 11,000 square foot duplex directly across the street from my home. There's also a duplex to the north right next to what many people call the Ronald McDonald house you can see from the gondola. John Shively was my neighbor for a while. He sold that house and moved about a block to the south and built a new home there. When I bought my property in 2000, I got a letter from the City Planning Department that said my lot was zoned duplex.

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My interest is just in putting another single-family home on the property without attaching it to my existing home.

There is a 50-foot right-of-way for Ski Trail. The road is between 18 and 20 feet wide. Some places it's wider depending on the topography. They cut that road into a steep hill. The duplex that's across the street from me, the road starts at my property line; its 20 feet wide; there is another 30 feet of right-of-way that is actually in front of their duplex. If the city wanted to come and grade into that, they could expand and widen the road. The right-of-way is there; it hasn't been explored obviously because of the steep slope. The construction that took place on that duplex was of similar grade as all the other houses along Ski Trail have been. It's a very steep grade for every lot.

### **ADDITIONAL QUESTIONS FROM COMMISSIONERS**

Ptach: Mr. Shively suggested putting a restriction if we did do the subdivision on basically downzoning it to only allow one residential unit per lot, which would restrict a duplex going in on either one of those lots or a caretaker unit going in on a lot. Is that something you would be amenable to?

Eck Jr.: I have no problem with that.

Adams asked about the lot width of the new lot.

Stauffer: It looks like it's about 90 feet with a curve that's about 30 feet and a line that's about 61 with 15-foot setbacks on either side. The building envelope I think conforms to those 15-foot sides and then there's a 15-foot to the new right-of-way. There would be roughly 60 feet of building width that could occur on that lot, and a driveway is typically 24 feet wide.

Adams: So with other duplexes, they are required to have just one driveway access.

Stauffer: Correct. I don't know the Driveway Standards exactly, but they need to meet our Driveway Standards. Maybe for a duplex they might be allowed to be wider, but I don't know that for sure.

Adams: Across the street is just one driveway access for both units. I think a lot of them are pretty similar to that. If we're splitting this versus allowing just a duplex on the lot, we're encouraging more driveway access points on a curvy road. I assume this went through TAC and City Engineering, and they did not find any curve issues or sight issues or separation issues.

Stauffer: Correct. I think that's why we have the condition that the driveway needs to meet standards because we don't know where the new driveway would be. There is I believe a distance requirement between driveways. I believe the lots where the existing driveway is and the length of the new lot has enough space to accommodate a driveway. That condition is to make sure that the new property owners if this lot is sold are aware that there are driveway standards and they can't necessarily put it wherever. This is a steep lot, so it could be kind of difficult to develop a driveway up there.

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Adams: What would it entail to change the density as a condition?

Stauffer: If you wanted to place that condition on there, I think it would be important to make a finding, and I think it should be a note on the plat so it would show up to future owners rather than just a condition in this report. A note on the plat would provide title notice to owners that only one single-family house could be built there. The assumption in the community is for two units on every residential lot.

Kingston confirmed that the 9-page, single-spaced letter opposing the application was printed today.

Kingston: Has staff had time to address any of the concerns raised in that letter?

Stauffer: I had a chance to read through it. This project started as a final plat, which is typical for a single-lot subdivision. Through the course of our analysis and our process, it was determined that it needed to be a preliminary plat because of the right-of-way dedication and because of the location of the building envelope. Some of these concerns are similar and were given to us on the final plat. The attorneys did a really good job of looking through our subdivision code, but they looked at the same codes that we looked at. We found that this development met a lot of the codes that they cite in here. A few of the things that they mentioned:

The location of the building envelope and how that needs to be determined by the directors:

As part of our analysis through TAC, we consult with our directors. We've made the analysis that this is a good location for the building envelope. We don't typically document that. That may be a procedure that we could implement. By the time it gets to you, that's sort of incorporated into our staff report.

Similarly, with the multimodal standards we did have a long look at the right-of-way in this area. It is a 50-foot right-of-way like Mr. Eck said. Our standard right-of-way now is 60 feet. We had different standards when this subdivision came into the city in 1968. Whenever we have a subdivision, we try to get the appropriate right-of-way so we can maybe do some maintenance or road widening in the future. That would only be based on demand similar to multimodal facilities. Roads have different characters I've learned through working with our Public Works Department. Some roads if they don't necessarily have a striped bike lane, they function as a multimodal street, which is what these neighbors have indicated to us, because of the lower speeds and residential character nearby. So a multimodal facility can be just a road that accommodates different modes. It does need to have the correct width. That's what we're trying to do with the right-of-way addition is to get us to where we eventually can have a road that we can maintain and safely travel on and maybe someday would be widened. But that would only be if it's necessary based on the traffic in this area.

Ptach: Martyn, I feel your concern with giving all due consideration to public input. I do have a problem receiving a 9-page, single-spaced letter while we're sitting here when we have a process where on Monday, all of these issues could have been discussed, and we could have asked staff to go through it. So I do not fault staff, and I do not fault our process for us being handed a 9-page, single-spaced legal dissertation while we're sitting here.

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Kingston confirmed that Planning has worked with Public Works in this process.

Stauffer: We've had many conversations with them and it meets all of our criteria and theirs. The only remaining criteria that we can't predict right now is what happens on a building permit. We do sometimes include conditions of approval that say you need to make sure that this meets all of our engineering standards, which typically come with a site plan and a building permit. Our Planning, Public Works, Fire and Water departments all review building permits, so we'll make sure that this lot when developed conforms to all of our necessary standards that should continue to protect the interests of the neighbors and the property.

Ptach: We heard from both public commenters that they didn't receive notice. Can you address that, please?

Stauffer: Sure. We provide a list of owners. We base that list off of names from the Assessor's Office. So if an address is incorrect with the Assessor's Office, they may not receive notice but we can't necessarily control that. We also notify property owners within 300 feet of the subdivision. We have a polygon that hits the adjacent properties, and we send a notice to that. That's all computer done; there's not human error that happens in that. We do our best to achieve notice to everyone. We also have the property posted. If you are nearby but maybe not within that 300-foot radius, we hope that you can see the property sign. It's also in the paper. We try to cover all the bases. We did have the correct notice mailed out; the sign was posted. Those notices were achieved by the standards set in our code.

Ptach: So from Planning's perspective, all T's were crossed and I's were dotted.

Stauffer: That's correct.

Buccino: On these letters we got from the Yampa View Owner's Association, one of the drawings in the submittal had a shaded area for what the buildable lot would be. It's in the flatter section. Am I to assume that this Yampa View – there's a road nearby but it's their driveway, so they're not granting access or have no intention of giving access to that lower part in case they wanted to move the building envelope? One of the conditions we're looking at is the variance to move the building envelope up higher. It seems like down lower would make sense, but now there's no access from the Yampa View Homeowner's Association. Is that correct?

Stauffer: Right. For this development, if they moved the building envelope down to where the lot is flatter, it would be closer to the Yampa View owners, but they wouldn't have legal access there. So they would still need to take access from Ski Trail Lane. It would be pretty difficult to get a driveway all the way down that hill, but that would be their right. We felt that was more detrimental to the neighborhood and surrounding property than keeping it up closer off Ski Trail Lane. It seems like however they wanted to develop this property, it would impact the steep slopes; we looked for a way to minimize those impacts.

## STAFF COMMENT

Stauffer: I know some of the neighbors were concerned that the zoning had changed over time. I did check the zoning from 1968 forward, and the zoning has been consistent throughout that time

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with 10,000 square foot lot sizes and up to two units allowed. So I don't believe the density or character has changed over time.

## COMMISSIONER DELIBERATION/MOTION

Buccino lamented the fact that commissioners did not have time to fully address the public comment received but said it was slightly disrespectful for commissioners to have received it at such a late date given the opportunities for its inclusion earlier in the process.

Commissioner Buccino moved to approve PP-17-09 with the three recommended conditions of approval and one additional condition that limits each subdivided lot to one single-family residence to be included as a plat note.

Commissioner Ptach seconded the motion.

## DISCUSSION ON MOTION

Calihan: I feel like that carried the intent that the neighborhood is trying to do with the practicality of how best to utilize the lot, so I'm agreeing with this motion.

Adams agreed.

Kingston: Given the applicant's stated intentions and the condition to which they've agreed, it would seem foolish to oppose the motion.

Kingston encouraged opposing parties to get their comments in earlier so they can be given full attention.

## VOTE

The motion carried unanimously.

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**AGENDA ITEM#4: DPF-17-07, Airport Meadows Subdivision, F1, Lot 4 & 5**

**STAFF PRESENTATION**

Toby Stauffer:

This is a development plan and final development plan for a new building and some site development. There are variances and conditional use requests under consideration.

The site development will include a mixed-use building. Variances are for building location and transparency requirements in the Entry Corridor Standards. There's also conditional use approval for multi-family residential, warehouse, outdoor storage and temporary structure uses.

We have found that the variances and conditional uses are consistent with the Community Plan and the zoning.

**Building Orientation:** The parking lot will be located between the building and Elk River Road. Typically, in the entry corridor we would like to see the building located closer to the road, screening the parking. In this case, there is drainage that occurs in one portion of the property and a wetland that occurs in another portion of the property limiting the location of the building. The applicant is proposing to build berm and include some landscaping in addition to their nursery stock, as they are a landscaping company. So the berm and all the landscaping will mitigate the visual impact of the parking lot. So we find that variance supportable and equal to or better than the standard.

**Transparency:** That's the percentage of windows that occur on the building. A mixed-use building needs to have 30% of the area of the upper floor as transparent square footage. The multi-family standard in the entry corridor is 25%. The upper stories of this building are multi-family residential units, so the variance request is to allow 25% transparency instead of the 30%. We find that this is consistent with other multi-family uses in the entry corridor. They have met the 25% on all sides for that building. We find that this is equal to or better than for that variance.

We've got a few conditions that talk about the development agreement for the mixed-use building, some intersection contributions and other things.

We also received one letter in support.

**APPLICANT PRESENTATION**

Steve Ivancie, Applicant Representative:

We are asking for two variances.

**Building Location:** This is a very challenging site in Airport Meadows. This subdivision has been around for probably 15 years, but it is subject to a number of drainage issues which back then Landmark was instrumental in mitigating. There are numerous wetlands and drainage infrastructure in there to deal with this subdivision or else it wouldn't exist. Lots 4 and 5 are subject to that, so that is why we've come to you to ask for a variance as to the building location

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because we'd like to maintain the wetlands that are on the project and not get into them. They are actually an attractive part of this lot and for the neighbor, who is the Yampa Valley Funeral Home. Their outdoor area overlooks this. So we're very happy they sent this letter.

It is a challenging lot because it slopes from north to south. If we were to move this building to another location, the only other location would be on the southern part of the lot. That would be problematic because it would require an enormous amount of over-lot grading; it would be subject to all this drainage; the orientation would be such that we wouldn't have the sun on the southern exposure.

Transparency: So what we have here I think is a very attractive-looking building. The front façade with the street view meets the architectural standards for transparency. On the other elevations we're requesting a variance to 25% from 30%. We think that's very reasonable, and we worked hard to provide the owners with a very attractive building.

Conditional use for multi-family dwellings, warehouse and outdoor storage in this zone district is part of the conditional use. My client has agreed to all the conditions of approval we have received from Planning staff.

## QUESTIONS FROM COMMISSIONERS

Ptach asked Ivancie to show the south elevation, which he did.

## PUBLIC COMMENT

None.

## COMMISSIONER DELIBERATION/MOTION

Commissioner Ptach moved to approve DPF-17-07 with conditions 1-13 as presented by staff.

Commissioner Eck seconded the motion.

## DISCUSSION ON MOTION

Kingston: I'll be supporting the motion. I think it's a very well thought through project, a very attractive building. I really like the fact that the wetlands and the open space in front. Good for the neighbor; good for you; good for us all. Seems like a very well thought-through project paying close attention to drainage and all those other factors.

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Adams: With two variances and four conditional uses, there's a lot to make sure and mitigate. I think it seems pretty well mitigated, so I'll be supporting it.

## **VOTE**

The motion carried unanimously.

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**AGENDA ITEM#6: Appeal: APL-18-01, Appeal of an Administrative Decision**

**STAFF PRESENTATION**

Bob Keenan:

Tonight before you is an appeal of the Planning Director's decision to approve file FMIV-18-01 which was an application for administrative approval to adjust a minimum lot size standard by less than 6.5% for Lots 9 and 10 of Block 4 of the Yahmonite Addition. The appeal is in general that the Planning Director erred in making a decision on the variance. They believe that the criteria for approval have not been met.

Staff does not agree. We find that the criteria for approval have been met. I've laid out in the staff report all the criteria for approval that are applicable to the variance. The information attached to the packet is the information used in making the decision.

The question is relatively simple: The interpretation of the appellant is more consistent with the CDC than the decision of the initial decision maker.

That's really the question for the Planning Commission to focus on tonight.

We do find that the variance for lot size will not adversely impact adjacent legal conforming single-family uses. The proposal is not for any other type of use than that of single-family. As far as impact to adjacent properties and their uses, there are a number of properties that are adjacent. When the code says adjacent, it means directly next to. That excludes right-of-way. A property is still adjacent even if there's a street between the two properties. That would be the case with Douglas Street. The properties across the street would be considered adjacent per the code as well as the properties across the alley to the west. There's a map attached that shows the size of the properties in that area. We focused on those properties that are zoned the same, which is the RN2 zoning. It wouldn't make sense to look at the greater neighborhood which has different zoning and then try and compare those.

So we do find that there is a variety of lot sizes in the neighborhood. There are a number of lots that are adjacent that are less than the minimum lot size for the zone district, which is 8,000 square feet. It's not necessarily a subdivision because Lots 9 and 10 of the Yahmonite Subdivision exist right now. Those lots are about 7,500 square feet each, so they're about 500 square feet short of the 8,000 minimum for this zone district. So the applicant receiving this variance would not have to replat to subdivide; they were just proposing to demolish the duplex structure that's on the lot. It's a nonconforming duplex structure because it doesn't meet the minimum lot area for a duplex, which is 16,000 square feet. The building is also a nonconforming structure to the north side setback and the east front setback.

Staff also finds that the approval for the variance is consistent with the Community Area Plan, which states: Maintain the historic character of Old Town: Within the Old Town planning area, land use planning efforts should focus on maintaining historic character of existing residential neighborhoods. Historic design elements of Old Town include...

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And they go on to talk about lot coverage. Lot sizes was the particular one of note in this where they talk about lot sizes that range from 25-50 feet wide and 125-140 feet deep. So a single lot, Lot 9 or 10 that is the subject of this application, is approximately 50 feet wide and 150 feet deep. So it's a little bit deeper than what's noted here, but staff found that to be consistent with the intent, which is to maintain the historic neighborhood pattern.

The other items: residential buildings two stories in height, lot coverages 10-35%, roof pitches, building additions...

To the extent that the zone district requires it, it's a dimensional standard that's administered at the time of building permit.

So we're not talking about a building on these lots. We don't know what is going to be proposed. The applicant has stated that they'd like to do a single-family home. I'm not sure what their plans are for a secondary unit; that would be allowed. We don't know the height of the building that might go there or the square footage. My point here with this criteria is that some of these things would be evaluated at the time of building permit.

Policy SPA1.2 Promote Infill, Redevelopment and Affordable Housing in Old Town: New development should preserve Old Town's historic character. Regarding the last part, that isn't necessarily defined. If we were going to preserve Old Town's historic character, we would do so through dimensional standards that are contained in the RN2 standards. There could be some sort of design standards that we don't have for single-family development.

#3 on Page 5 talks about criteria for an unnecessary hardship or practical difficulty or criteria for an acceptable alternative. The applicant provided an alternative, and Planning staff agreed that it's an acceptable alternative. That was #3: The application of other code standards, purposes and/or intents will be improved by varying this standard. As I previously mentioned, there's a nonconforming duplex use on the lot. The removal of the duplex from this nonconforming duplex for use and structure will further the intent of the CDC to remove nonconforming uses and structures. That's a direct benefit and improvement of other code standards with this variance.

That covers the criteria for approval.

## **APPELLANT PRESENTATION**

Clay Ogden, Appellant Representative:

Thank you for clarifying the review standard for us. We further understand that the standard is based solely on the CDC without interference or interpretation from the Community Plan. We are concerned that staff's numerous references to the Community Plan to justify creating two nonconforming lots represents an attempt to effectively rezone the property and potentially then the whole Yahmonite Addition, which we believe is not a minor variance issue and beyond the purview of the director and the Planning staff.

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The variance will not injure or adversely impact legal conforming uses of the adjacent property, or the applicant has accurately assessed the impacts of the proposed variance and has agreed to mitigate those impacts:

We don't believe that staff and applicant have appropriately analyzed the character of the neighborhood in making their finding. The staff response relies only on immediately adjacent lots, which in most circumstances would not be considered a neighborhood. Four of the six adjacent lots are less than the minimum lot size required in RN2 of 8,000 square feet while two are much larger. The idea here is the impact on the entire neighborhood that extends well beyond the adjacent lots. I think that would actually fit most people's definition of what a real neighborhood is.

On the staff-supplied map in the packet, 24 lots are larger than the proposed nonconforming lots; only six lots are of the smaller nonconforming size. It should be noted that these smaller lots were approved prior to the existing zoning, and this application must be reviewed based on the current zoning. Based on the staff map, 20% of the existing lots, which were all out on the previous zoning or no zoning at all, are roughly the same size as two proposed nonconforming lots. That means 80% of the lots are larger than the proposed lots – many substantially larger. 20% in no way reflects the overall character of the neighborhood, and this reasoning for approval should be disallowed.

Ogden showed a map which he claimed more realistically reflected the neighborhood.

Ogden: If the staff lot size analysis were to apply to the southern side of Merit Street, which is immediately adjacent to the current analysis, seven additional lots of an average size of over 10,000 square feet further supports the character of the neighborhood being negatively impacted. Using these Merit lots there are only then 16% of the lots at a similar lot size as those proposed and an overwhelming 84% of lots well in excess of the minimum lot size of 8,000 square feet. If the analysis were to include the four lots at the north end of Douglas Street, also immediately adjacent to the current analysis, the math gets even worse. Recently added to the city via UGB expansion, the area is zoned RE2 with a minimum lot size of 13,500 square feet. Lot B of the Pahwintah Subdivision at the north end of Douglas, which is listed on the map as 970, is over 27,000 square feet. This is a much more comprehensive and to our mind much more appropriate analysis that shows the administrative variance does not support or maintain neighborhood character. In fact, it goes the wrong direction. Given the current zoning, this interpretation by staff would create two nonconforming lots. Even based on the information provided by staff, this administrative approval negatively impacts the character of the neighborhood and should not be allowed.

#2: The variance is compatible with the preferred direction of policies outlined in the Community Plan and other applicable documents. They specifically refer to SPA1.1: Maintain the Historic Character of Old Town.

This proposed variance does not maintain the historic character of the existing residential neighborhood. The clear majority of the lots are much larger than what is proposed. Also, the trend for residential development of Old Town now maximizes building footprint, height and overall mass of structures. Ogden showed several new houses.

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Ogden: We anticipate this will be the case if the variance is allowed to move forward. Most houses in the neighborhood and therefore the character of the existing neighborhood, which this policy is intended to address, are relatively small footprint for lot size single-family homes that create a certain rhythm of building size, location and scale.

Please note the last bullet point in Policy SPA1.1: Building additions that are typically at the rear of the structure. The purpose of this is to minimize impacts on the character of the street scene and the overall character of the neighborhood. This proposed variance will introduce a different scale, mass and building character, as the applicant has stated the architecture will be modern. We believe this proposal does not meet the intent of Policy SPA1.1.

The applicant is proposing use of the original Yahmonite Addition lots that measure approximately 50 feet wide by 150 feet deep, and staff finds the existing lot sizes to be consistent with the above policy. The use of the existing Yahmonite lots maintains the historic lot configuration of the neighborhood and thus furthers the policy. That's staff's perspective.

Phrased that way, that's a rezoning request and inconsistent with the current CDC. The 50x150 lots as reflected in the current neighborhood as it exists today or really at any point over the last 40 years represents the character of what this neighborhood is. What they're suggesting only represented the neighborhood when it was originally platted. Since then, 80% of the original homes have been built on combined lots. The market and homeowners spoke by building on combined lots. Those of us who bought since then bought homes on combined lots. The current zoning requires a minimum lot size of 8,000 square feet, and the proposed variance would create two nonconforming 7,500 square foot lots. A series of updated CDC's starting in the 1970's could have zoned this subdivision so that the lot requirements were different – 7,500 square feet versus 8,000 square feet. Then variances would not be required to split large lots to return to the original Yahmonite Subdivision. But that didn't happen. Staff appears to be supporting a vision not represented by numerous code revisions over the past 40 years and currently not represented by the existing CDC. The administrative approval for a variance will create two nonconforming lots from an existing conforming lot. It also creates lots that detract from the neighborhood character, and this is the clearest proof that we have that the approved variance is not consistent with the CDC.

Also from the staff packet: Policy SPA1.2: Promote Infill, redevelopment and affordable housing in Old Town, but new development should preserve Old Town's historic character.

The proposed variance does not promote infill and does not represent legal lot dimensions. If it did, there would be no need for a variance. A house currently exists on the lot, and if desired, the owner can remove that existing structure and build another one replacing the existing residence – an illegal duplex – by building two single-family homes on two nonconforming lots only erodes the historic character of the neighborhood and does not meet the intention of this policy.

The proposed variance in no way furthers the goal of affordable housing in Old Town. The existing lot would likely sell for something in the neighborhood of \$750,000 and cost at least another \$100,000 for a legal demolition. That puts the unimproved, nonconforming lots at

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\$425,000 each, and then you have to build a house. I'm not sure what definition of affordable in Steamboat that meets.

That's over \$57 per square foot per lot for unimproved land. The RE2 lots at the north end of Douglas, specifically Lot B of the Pahwintah Subdivision, sold for \$24 a square foot last March. It's 0.62 acres, 27,000 square feet for \$650,000. The two nonconforming lots Planning would create would hold two large single-family homes and will be sold at market rate. The staff comment added that adding one more market rate home in this neighborhood promotes affordable housing in Steamboat is inaccurate and misleading at best; it certainly ignores real economy of scale.

Staff states that the variance provides the opportunity for a second rental unit – use by right for RN2. It also states that there is the potential for up to four units further impacting the surrounding neighbors.

Again referring back to SPA1.1, building additions that are typically at the rear of the structure: The alley here is unmaintained and inaccessible in the winter. How would a property owner build and access secondary units on a 50-foot-wide lot with no rear access without significant variances to an already nonconforming lot.

From the staff packet: The variance application meets either the criteria for unnecessary hardship or practical difficulty as applicable, or the criteria for an acceptable alternative. As stated, the choice was an acceptable alternative.

The lot does not need to be subdivided the administrative approval to eliminate a nonconforming duplex along with setbacks. Removing the duplex and building a new single-family structure meeting setbacks and the rest of the RN2 zoning requirements would achieve the exact same goal while not impacting the character of the neighborhood by creating two nonconforming lots where a conforming lot already exists. The administrative approval would in fact create two nonconforming lots to solve a problem they describe as a nonconforming structure. Allowing two 7,500 square foot nonconforming lots where the current zoning requires a minimum of 8,000 square feet simply should not be allowed, and we see no reason for it to be allowed.

## **APPLICANT PRESENTATION**

Michael De Jong, Applicant Representative:

We think staff has done an excellent job in their analysis on the situation. I think obviously there's a lot of people here tonight who are concerned about what Bruce Caplowe is going to build. There is no intent to build anything but single-family houses on those two lots that are the same size or slightly smaller than at least six lots in touching distance of those same two lots. If you grant the variance, they become conforming. There will be no request for any other variance during the building process. We have nothing further other than what staff has presented.

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### QUESTIONS FROM COMMISSIONERS

Weese: If we granted this request, they can only have a single-family house on there; they could not have a caretaker's unit. Is that correct?

Keenan: That's not correct. They could do a single-family with a secondary unit per the zoning.

Kingston clarified that a larger single-family home could be built in the same location as the current nonconforming duplex.

Keenan: There's no FAR in this zone district; it's just dictated by setbacks, building height and lot coverage. So the size of the building could be larger than what exists now.

Kingston: So the fact that it's going to span two independent lots is not material to this discussion?

Keenan: No, and the interior lot line could be removed. The code says "shall not build across lot lines," but that lot line could be vacated. The master lot would meet the RN2 standards, so removal of that interior lot line would not cause any type of variance or anything and would be required if the building was to be demolished and a new building built across.

Kingston: We've got two versions of neighborhood character and two definitions of neighborhood. Four of six contiguous lots were just like this lot, hence the director's analysis and decision to say that this really isn't out of character with the immediate surroundings. But looking at the appellant's map, we see a couple different patterns in here. From a planning perspective, I can see both points of view. I can see the director's point of view that the character of the direct portion in question is quite different than the larger neighborhood character. Am I seeing this in the right way that there isn't one dominant neighborhood character; there's two characters.

Keenan: I'd say there's a variety of lot sizes in that neighborhood. I think the appellant was correct in noting that the majority of the lots on that street are larger than the 8,000, but I do want to point out that the criteria is: "Will not injure or adversely impact legal conforming uses of adjacent property." So we're talking about uses; we're not talking about character; we're not talking about home size. The proposed uses will not change from this variance. The proposed uses allowed by right in the zone district would remain the same as all other uses adjacent, which is single family with secondary unit or potentially duplex if you have a large enough lot. I wanted to add the lot sizes adjacent, but I was afraid in doing that we might miss the point that this is specific to uses and has nothing to do with character. So I just want to point that out.

Adams: I think one difference in the way the appellant is looking at it versus the way that staff and the director looked at it in making their decision had a lot to do with the definition of adjacent. We talked about this a tiny bit on Monday, and I think I understand staff's definition. But maybe we could talk about that again. Is adjacent by the code mean just things that touch the properties? Is that defined in a way that can be stood on by staff?

Keenan: It is specifically defined in the CDC.

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Kingston: It would be helpful because I think they have a very good point as to what's going on on the north side of Douglas.

Buccino: What is it specifically that we're needing to make a decision on? I know it's whether to reverse approval of this, but it doesn't seem like – do we have all the same information you guys had to make your decision?

Keenan: Yes, you do. That's an attachment to the staff report.

Buccino: When you guys are bringing up issues of character and the character of the neighborhood, that's a big, ugly house. It's not in character with anything else around it. You want to subdivide it into two lots and built two homes. He's trying to get rid of a big, ugly house and put in two kind of character-type houses. Whether it's modern or not, that's the owner's decision. It's not something that I can evaluate right now. What I'm more concerned on is we have to consider all the aspects that staff made their decision on, and the use of this is really the thing we're looking at for those variances, correct?

Keenan: That Criteria #1 is more specific to use. In staff opinion, it's difficult to say a use is injured by the same use. The uses aren't proposed to change. There can be talk about character and what it means to preserve the historic character and the character of the neighborhood, but really, when staff received this application for a minor variance, our direction is does it meet the criteria for approval or does it not. We can't consider anything else outside of the criteria. That's what we've used to make our decision.

Kingston pointed out the criteria the applicant had asked to be measured which was agreed with by staff.

Keenan said staff took the opportunity of the appeal to slightly rewrite it.

Keenan: The definition of adjacent is: Sharing all or part of a common lot line or would share all or part of a common lot line if not for the separation caused by a street, alley, sidewalk, railroad, right-of-way, utility line, trail/irrigation ditch.

Adams: Policy SPA1.1: Maintaining the character and the one below, how much are those recommendations and how much are they design standards? What weight and requirement does a builder need to follow such policies or not.

Keenan: They're certainly guidelines and big picture; they're not regulatory like dimensional standards. They don't exist in the CDC. They're part of the Community Area Plan, which is a big-picture guiding document. But that said, it is a specific criteria for approval that the variance is compatible with the direction of policies outlined in the Community Plan. Does it help further the intent of the Community Plan? It's to help to look to the bigger picture plan when we're making decisions about variances. These two jumped out being very specific to this proposal. We're talking about Old Town historic character and lot size dimensions, and we're talking about infill and redevelopment – two specific things to this application. I agree the affordable housing is – it's all about supply and demand with affordable housing. If we create more supply, in theory things are going to be a little bit more affordable. I'm not saying that these are

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affordable, but the more units, the more lots we provide in our community helps with affordability.

Adams: The two policies you presented seem to be able to contradict themselves that promoting infill and affordable housing, if that's not what the historic character of the use was, the two could argue with each other. I think it's interesting to note that the second policy that promotes that infill and affordable housing says that it should still preserve historic character.

Gibbs: The policy above that talks about maintaining historic character specifically enumerates some aspects of that character: lot coverage, lot sizes. These proposed lot sizes fall within what they have described as part of the character of Old Town.

Adams: Exactly. And without stating within that policy that it needs to still fit within that even if it infills I think kind of resolves the two from contradicting each other.

Ptach: If I understand the definition of adjacent, would that include corners touching?

Keenan: Yes.

Ptach: and if I'm looking at this correct, then five lots adjacent to this lot are 7,405 and four lots are larger. So five of nine lots touching it are equal to the requested lot size. So on those five lots that are currently 7,405, those could be torn down and a two-story structure within all those setbacks could be built without any restriction.

Keenan: That's correct.

Kingston: Can you just reference the definitional sections that allow you to call this a minor variance?

Keenan: Section 719 of the CDC allows for a process called a minor variance. That allows adjustments to certain dimensional standards of up to 20%. Anything larger than 20% variation would have to go to the Board of Adjustment; anything less can be administratively decided by the director. I think this is 6.5%.

Adams: We've talked in the past about how many different lot sizes were created back in the day. We've tried to put blanket zoning coverage's and minimum lot sizes on top of that. Last time we talked about it, it had to do with a waterbody setback variance that was closer to 3<sup>rd</sup> and 4<sup>th</sup> Street. I feel like it's more relevant when we talk about it now that the originally-platted lots are all to this size, which are all too small; yet the zoning somehow got put in place to say that it cannot be the size of a single lot. I'd love to be able to resolve how that ever happened and why that was ever okay.

Keenan: Me, too. The history of how the zone district came together was not relevant in our decision. The code clearly provides the opportunity for variations; it doesn't constitute a rezoning; it's a variation to a lot standard.

## **PUBLIC COMMENT**

Craig Cochin, 821 Yahmonite, Husband of Lois:

We're across the street from 820, which shares the alley with the proposal. We received notice. We want to express a strong belief that the applicant's request should not be considered by any definition of reasonableness to be minor. I understand the legal and technical fact that it's in the code as such, but this is not minor; it certainly is not considered so by any of the neighbors who are long-time members of the community and neighbors to this property. I believe it wouldn't be considered minor in most communities around Colorado including communities similar to this.

As far as affordability, I think folks in a lot of resort communities and in Denver would not consider the creation of a lot more lots to be a contributor to affordability. That just doesn't figure.

If this lot split is even legal and a variance or set of variances were permitted to go forward, then in the context of the best intent of the CDC and the Community Plan, and the character of the existing neighborhood and its uses, the neighborhood should be protected from the potentially gross massing of what could be two 40-foot tall homes – that's four stories each plus auxiliary buildings with secondary dwelling units; or four units in the place of one illegal duplex; the result of which I would submit would be very Denver and not at all sensitive to what is now a very pleasant Steamboat neighborhood.

So if the lot split were to be permitted, then reasonable restrictions or conditions should be put on the permission of this variance: No taller than the maximum of the tallest neighbors in the community, which would be 25-27 feet. I would suggest that a secondary unit should not be permitted. I hear it's a use by right, but that's a policy matter that should be taken up by you and the City Council.

I also believe it was demonstrated here that the status of the alley should be determined if that's to be used by the property owner for access. I'm not sure that the access is actually there and that it isn't just a utility easement.

We sit on a historic double lot. When we bought this house, those double lots were considered to be highly valuable to the community. They were not permitted to be split at that time in the early 70's.

Circumstances have changed; maybe there are reasons to permit splitting of these lots. But if you permit this in this neighborhood, you're going to be setting a nasty precedent for lot splitting throughout, which will in fact change both character and uses throughout that historic Steamboat neighborhood.

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Whether the staff is limited by the CDC is arguable because the language in the CDC is subject to interpretation by staff as well as by you and by City Council.

So I would suggest that they have the latitude not to specifically interpret in a certain way to favor the applicant in this case.

I think this is a potentially dangerous precedent to set for this neighborhood and for Steamboat at large.

Valerie Stafford, Business Partners with Bruce Caplowe, co-Owner, Rumor Designs:

We have been looking at this property for redevelopment – not changing the use as was stated; changing it from a duplex to two separate homes. If he wanted to have a caretaker's unit, I think that's acceptable as well. I think the appellants are really fearing the worst. I just don't see how what is existing there is more favorable than building two smaller homes that I think would be in good taste. We're aware of the surroundings; we're not trying to maximize four units on each piece. We don't have anything developed, but we would keep it within the guidelines recommended. Bruce and I are both into character and making things look good. We're considerate of the property. Creating that extra green space would be a huge benefit to 837. Currently that property is exactly on the line, so that guy would get ten more feet. We'd have a total of 20 feet between the two lots creating more green space. There's no plan to propose any variances using the alley.

Out of the ten adjacent lots, six are the exact same size already.

Sally Clawson, 853 Yahmonite, Husband Mark Darlington:

This does de facto constitute rezoning. I think what Mr. Cochin said is we're very concerned that you start down a slippery slope of rezoning the neighborhood. The zoning is 8,000 square feet per lot. How that got there versus how the lots were drawn is a historical question. Somebody came along at some time and said hey, these lots are too small. We're going to rezone so if you want to build a house in this neighborhood, you need two lots. So if you allow two lots now, then the next person is going to say I'm adjacent to them, etc. Next thing you know, you do have de facto rezoning. My understanding is that the adjacent lots that are under 7,500 square feet went in before the current zoning.

I think it's significant we're not asking for one nonconforming lot; we're asking for two.

I haven't heard anything about topography, drainage, siding, anything that would create an urgency or a need to divide what is a legal lot. We've only heard there's a nonconforming house there, so you're taking one evil and creating a nonconforming situation. I don't believe that's the spirit or the policy of the code.

It's not infill; this is not a vacant lot. I believe infill refers to taking those areas that could be expanded legally within the city; it doesn't mean let's start eroding the code to comply with another part of the code.

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With all due respect, I have lived here a long time; I'm a cynic; I do expect the worst. Part of our neighborhood's concern is we drive by it every day. There is a house that was allowed variances and nonconformity; it's completely out of character with the neighborhood; it's offensive to the surrounding houses; we don't know how it happened; it happened. I don't believe people don't come back in for variances; we see it all the time; people buy a lot; their life changes; they sell the lot.

The next guy is not the guy who stood here and made you promises about how nice his house is going to look or I will never be here for another variance.

So I think you do need to take those things into account at this point.

One of our concerns is that there are older houses in our neighborhood. You're going to get more requests that say this house needs to be scraped; I can't possibly afford to rebuild here without asking for a variance.

If every single time there's a variance, it's no longer a variance; it's the rule. I'm afraid that's the direction we're going. We would request that you take that into consideration.

Michele McKeller, 828 Douglas:

We're adjacent and one of the smallest lots. In 1941 when it was built, they didn't have the 1971 zoning laws.

What this application is asking you to do is to create greater density, potentially four homes. Parking is going to be an issue; the use is going to be an issue. It's going to change the character.

As Ms. Clawson pointed out to you already, the majority of the lots in this neighborhood are large; they are not my small lot that was grandfathered in, thankfully.

The trend has been to encourage these larger lots as evidenced by the RE1 lots.

When you look at what your standard of review is, it is whether or not this application is conforming. The answer to that is that it is not conforming with the majority of adjacent lots.

It's a historic neighborhood; it needs to be protected; I'm with Ms. Clawson. I can see the writing on the wall if you all decide to approve this. It would be such a travesty for that neighborhood and for all the families and the kids that live there.

John Lanterman, 1053 Pine Street:

Variance under 719-A Purpose: It's to allow for variations. Either hardship (no discussion of hardship; equal or better alternative is proposed. It doesn't seem to be an equal or better alternative.

The Planning Director made interpretations, and I think we're getting different interpretations from the people who are truly impacted from that. So I think that really needs to be considered.

The wording is the variance will not injure or adversely impact legal conforming uses. It's not just a change of use, but it's impacting the existing family homes there.

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Staff mentioned there would be an improvement of other code standards, but the code standards include minimum lot size of 8,000 square feet; this is 7,500 square feet; it doesn't meet the minimum zoning that's in place today that needs to be considered for this.

What's set here would be a legal precedent. Even though it's a variance and they're trying to make a case, the variances are allowing any lot. Based on the precedent that would be set here, they could go in and subdivide into 7,500 square foot lots. That's what the neighbors would be facing.

In looking at maintaining the character of Steamboat, a town is made up of lots of different neighborhoods with lots of different characters. That's what makes Steamboat so unique, and this is a piece of that. It's a very stable, established neighborhood that contributes to the bigger picture of what Steamboat is. What's been called a minor variance here has much larger implications I hope you really consider in your decision.

### **APPLICANT COMMENT**

De Jong: A pretty well-known surveyor did the survey on 820 Douglas and told me that these are two legal lots. They were grandfathered in just like any of the smaller lots are, and this shouldn't even be an issue. The only thing that didn't happen was they didn't vacate the same line when they built that structure on 820. So they should be considered as two legal current lots just like any of their houses. There were some suggestions that you shouldn't be able to build beyond neighbor's height. Where does that end if you start that? That would then apply to any one of their lots. Because if it applies to this, what happens if somebody buys one of their lots. They could do the exact same thing. So you can't even begin to go there in my opinion.

There was talk about alley access; there's no intent to backload; everything is going to be on the front.

A lot of this that's coming through is about the character of the neighborhood. The character could be affected exactly the same way if somebody purchases one of these five lots that are the exact same size adjacent. So what's the difference?

### **APPELLANT COMMENT:**

Ogden: The applicant just said where does it start and where does it end. It starts by taking a conforming lot and creating two nonconforming lots. Where it ends is harder to predict.

Staff refers to the Community Plan on several occasions to rationalize its decision. CDC 100 B-2.B states: The Community Plan is a guiding document and shall not be construed as superseding specific provisions of this CDC. As a guiding document, the Community Plan includes long-range goals and policy objectives that are important to the broader community but that may be in conflict, inappropriate or contradictory if applied to a specific development application."

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We believe staff has overstepped its authority by placing Community Plan interpretations in supremacy to CDC development and design standards.

Furthermore, CDC 100 E.2 states in part: The provisions of this CDC shall be regarded as minimum requirements for the protection of the public health, safety, comfort, convenience, prosperity and welfare.

It further states: Development shall be encouraged to exceed the requirements in the CDC.

Finally, I would like to refer you to a letter from Caroline Fischer dated February 28, 2018, which is in your packet.

In that letter addressed to Mr. Gibbs and Mr. Keenan, she writes:

When I came in to meet with you earlier this week to voice my concerns, you informed me that the Planning Department had just finished a meeting and had decided to grant a variance to this application. Your decision was made prior to the deadline for neighbors to make comments and objections to the application.

Caroline, with Mr. Keenan's permission, recorded that conversation.

City staff executed the letter of approval on March 2. However, the staff, at a February 26 work session, which for all I know some of you attended, made its decision regarding this variance – three days prior to the deadline for submittals from neighbors for comments, which was March 1.

How can staff legitimately defend their action with this administrative approval when they made the final decision without weighing input from the neighbors who are most affected by this change?

And I do think that question deserves an answer.

At best, the optics on that are horrible.

We feel this is a significant failure in the process and wonder how often that happens.

It certainly does not demonstrate inclusive decision making and strikes us as a significant abuse of discretion.

### **STAFF COMMENT**

Keenan: When we did meet with Ms. Caroline, it was three days before the final decision. We've had the application in our department for I think about six weeks. During that time, we had certainly reviewed the application for compliance to the criteria for approval. Up until that point, we had heard nothing from the public. I believe our statement to Caroline was that we are thinking that we are going to approve the application we had in our mind given the lack of any public comment up until that point, that it met the criteria for approval. We didn't make our final decision until after the decision date in consideration of the public comment that we received. But that public comment didn't provide sufficient documentation to sway our position at that

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time. At no point did we make a final decision. A final decision would have been in writing to the applicant. The fact that we considered the merits of the application per the criteria of approval I think is understandable.

I'd just also like to note that each variance stands on its own merits, and every property is unique. We don't believe that any particular variance sets a precedent for any other property.

I also just want to reiterate that we're focused on the criteria for approval. As you can tell in the staff report, we're limited to what we can consider in our findings.

I also want to note regarding the comment about the Community Plan being advisory: Per Section 800, this is true except in the case where the specific criteria for approval, #2: The variance is compatible with the preferred directions and policies outlined in the Community Plan.

So it is extremely relevant. It would be callous if we did not consider that and provide a specific criteria for approval that's dealing with the Community Plan.

We stand by our decision, and we think it's more in keeping with the CDC than the appellant's.

Gibbs reiterated Keenan's comment about staff's meeting with Ms. Fischer and when and how their decision was made.

Ptach asked if the appellant had a transcript of the recording; they offered to play the recording; commissioners felt that was unnecessary at the current time; the appellant said they could provide a transcript to Council.

## COMMISSIONER DELIBERATION/MOTION

Kingston wondered whether the zoning in the area would allow a 40-foot structure by right.

Adams: 40 feet needs to also speak to the Residential Building Code, which does not allow four-story structures. You'd need an incredibly steep and tall roof in order to try to get to 40 feet with the structures you would be allowed to build.

Kingston: Mr. de Hong mentioned very emphatically that these are in fact two legal lots. I just wanted to confirm that that's the case.

Adams: We did before, and I believe they agree with that.

Eck: We have a very limited scope of what we're considering here. Do we think the opinion or interpretation of the appellant is more consistent with the CDC than the director's or staffs. There's three criteria for approval. Staff had their reasoning; the appellant provided very reasonable counterpoints to that. I think they're both very reasonable interpretations. I don't think the appellant's is any more or less consistent with the CDC.

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Commissioner Eck moved to uphold the director's decision.

Commissioner Calihan seconded the motion.

## DISCUSSION ON MOTION

Ptach: Up until about five minutes ago I was going to vote for that. I'd like to see a transcript of what was said to Ms. Fischer. If there was an indication given that there was a final decision made prior to the closing of public input, that doesn't rest well with me. I'm going to have a hard time voting yes on it.

Adams: Bob's counterpoint that if you have six weeks to work on something and you get done with it three days before having been presented no other information, are you at fault for that? If you're given information with three days left and you've already said that you're leaning a direction, that doesn't mean that you've put it in writing yet; they would still have had the chance to change it.

Ptach and Adams said they could see both sides of that.

Eck: Let's say Bob misspoke and said something that they interpreted as its final, how does that change the merits of it?

Calihan: And they still met with her. If they had said, we can't meet with you; the decision is final...

Ptach: I understand. And it may be splitting hairs.

Eck: If there was a misunderstanding with when the decision was made, that doesn't mean that someone's actual argument was right or wrong.

Kingston: I feel the appellant's argument has been very well represented both today and in writing with the help of staff. I certainly don't feel that I'm missing anything from the appellants. Our job is to weight the merits of two arguments.

Buccino: Character was brought up a lot in the appellant's reasoning for changing this. Someone said it would be a travesty to have this subdivided and built to. I think the real travesty is keeping that building. That building to me is out of character right now in that neighborhood. If he was going to tear that down and build one big monster building, you guys would all be okay with that? The character argument I have a hard time buying. We have a very eclectic downtown. If you go up and down all the streets, there's new homes being built constantly, remodeled, added on, construction. The character of the town needs to stay in the dynamic that it is, but to keep little log homes in the neighborhood I don't think is necessarily the character that's going to take us to 2020, 2030. There's honor and respect of these homes, but architecturally, homes only last 70-100 years. Eventually it's going to have to be torn down. And rebuilt.

I don't think the appellant has made enough of a case that the director is way out of line in this.

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I don't buy the character argument, and that's a big part of your argument.

This owner is choosing to ask to subdivide it; it's not like it hasn't been done before. I have to weigh that staff has done their due diligence to the point of where they got to this approval.

Kingston: I think there are five very serious appellant claims that were made, but I stand by the director on all five after a great deal of consideration.

I don't think the claim that we're de facto rezoning is relevant or fair. We have two legal lots.

Tying back into character and what we have there now and what potentially could be proposed, I agree with Michael. Based on what we've heard from the original applicant, I can't see that this is going to result in something worse than what is there already.

The fear of future variance claims: Each variance is treated on its own merits. Certainly there will be an extensive record of all these deliberations, and many of us will be here to recall what was said. I think we can allay some of the public's fears in that the applicant has stated several times that they are going to request no further variances, and the public record will be there to examine when that proposal comes forward.

The only other important point to make is that the director's claim that this meets the criteria for a minor variance absolutely is the case from my perspective. It's a 6% alteration of one criteria. He has discretion to make decisions based on that definition.

I don't think there is a common singular character for the neighborhood.

With the majority of contiguous lots being like the applicant's proposal, it seems to only be reasonable to allow this proposal to go forward.

Calihan agreed with Buccino and Kingston.

Adams: The majority of the adjacent homes are afforded this lot size. We also have lot size difficulties in the sense that if these homes had been platted four feet wider, they would have met the minimum. It is a very minor adjustment.

How the director interpreted that was correct in my opinion.

Ptach said he would abstain because an item was brought up that does not give him the complete information he needs to vote.

Commissioners and staff asserted that everyone at the table needs to make a yay or nay vote.

Ptach: I believe under Roberts' Rules of Order I can abstain, but that's fine.

## VOTE

The motion carried 6-1 with Commissioner Ptach opposing.

Buccino confirmed that the next step is City Council on May 1.

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**AGENDA ITEM#7: TXT-18-01, CDC Text Amendment**

**STAFF PRESENTATION**

Rebecca Bessey:

Most of the items included in this amendment are what I would characterize as minor corrections of errors or omissions. As we've acknowledged a couple of times and you're aware, as we start using the code we're going to find all of our errors. Our intention is to ensure that we fix these errors before we learn to live with them or worse, before we start making decisions with bad code.

In addition to those errors, there are several amendments that I would characterize more as revisions to standards or policy in the code.

Corrections:

Add a couple clarifying words in the Violations section to make it clear that failure to abide by approvals, permits or conditions attached to approvals or permits constitute violations to the CDC and can result in enforcement actions.

Amend Section 200.CA.1 to fix a numbering error.

Amend a footnote in the CY1 dimensional standards to indicate that rear setbacks are measured from the "ordinary high water mark." This is the only district that applies to; in all other districts it would be measured from the rear lot line. This was clearly stated in the old code but was accidentally omitted from the new code.

Change Footnote 2 in Table 409.1 which has to do with snow storage. Strike the first sentence of the footnote, which says "Alternative snow storage or removal plans may be approved by City Council." We found that language to be very misleading; it suggested that Council could approve an alternative plan. How we've implemented that in the past which is more typical is that if you're proposing an alternative plan, that's called a variance. We felt that wording suggested that there was some other option that wasn't very clear.

Strike reference to a figure that never made it in the code.

Section 1: Add the clause "without a an approved revocable permit" when we talk about retaining walls located within easements. That is consistent with practice; it just wasn't stated explicitly in the code that there was a revocable permit process that applicants could go through to place a retaining wall in certain types of easements.

Spelling correction.

Add some language to the applicability statements for the Base Area Design Standards. These were statements that were included in the Base Area Design Standards document that we referred to previously with the old code which we failed to bring forward into the new code. We wanted

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to make sure we retain those thresholds for when the Base Area Design Standards apply to modifications and additions to existing buildings.

Correction to Table 703.1, which is the public notice requirements. Somehow we had final plat, major subdivision in there instead of minor, and we didn't have newspaper publication noted as required.

We haven't failed to do any notice because of that error; we caught it because we were doing notice for one of these applications and noticed that it wasn't correctly noted that way.

Correct grammar around applicability of the minor subdivision.

Correcting an error where we were referring to City Council resolution when we should have been referring to an ordinance. Easements are vacated by ordinance, not by resolution.

Adding a statement to the applicability provisions for major adjustments. In the past we have allowed variations to duplex design standards to go forward to the Board of Adjustment. We've done that in practice for many years but failed to make sure that was clearly stated in the code. So we're adding that back in.

Adding language to the procedures for an appeal of a decision. The term "appeal" is actually a defined term in the code. It says that an appeal can only be filed by the applicant or an aggrieved party, which is also a defined term. We just thought it would be helpful to include that applicant and aggrieved party language in the Procedures section for an appeal so people don't need to look in the Definitions section to determine who has standing for an appeal and who doesn't.

Adding the word "element" to the definition of "encroachment."

Revise the definition of "deck." We have a definition for "deck" and a definition for "raised deck" which is greater than 30 inches above grade. What we didn't realize in making those two definitions exclusive of each other is that when we use the term "deck" broadly and generally in the code, that didn't work well. We have plenty of other places in the code where we regulate decks that are more or less than 30 inches from grade, so we didn't need the definitions to specify which regulations applied because we do that in the regulations themselves. That's a good example of where we're finding some unintended consequences of the new wording.

### Policy Revisions:

The code allows the city to offer some economic and regulatory incentives to encourage owners of historic structures to list them on the local register.

One of those economic incentives is the potential to rebate TAP fees. Our Finance Department has some concerns with that. We've recently struggled with whether or not that's something that the city wants to do.

Gibbs: When I raised it with the Historic Preservation Commission, they were also concerned and supported the removal of that.

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Bessey: The TAP fees are a much different animal than things like our planning review fees that we can refund or waive for historic preservation projects. The TAP fees go into a different fund used for water and sewer investments.

Gibbs: The HPC thought that trying to rebate TAP fees for an adaptive reuse project such as the Cloverdale Farm Restaurant was an undue burden on the city since these fees are intended to help offset the impact on the city's infrastructure.

Bessey: And they did not receive a rebate of those TAP fees. None of these economic incentives are guaranteed; the language says the city "may offer" them. That's dependent on whether we fund these incentives. But we didn't want to be sending a message to applicants that that was even a possibility if it's no longer something we would support.

Work-Live Use Standards: We're proposing to add standards for Work-Live Commercial and Work-Live Industrial that would make those uses consistent with other multi-family residential uses in those zone districts. So in the Industrial zone district, residential units are limited to 1,400 square feet and are not allowed to be located on the ground floor. What we found with the work-live units, because we did a better job of defining those in the new code, we realized that we're actually lacking consistent standards for those and we wanted to make sure we're treating them similarly to other residential uses in those districts.

We're also proposing to add that 1,400 square foot maximum in the CC and CS zone districts. That standard applies to all residential units in those two zone districts. We didn't feel like a work-live unit should be an end around that 1,400 square foot limit on residential units.

Exemptions for Applicability Community Design Standards: This language would exempt historic preservation projects from having to meet the Community Design Standards. This is consistent with the Planning Director's interpretation which came to light on a recent project. We wanted to make sure that language was actually incorporated into the code for best practice when we make written interpretations.

## **QUESTIONS FROM COMMISSIONERS**

None.

## **COMMISSIONER DELIBERATION/MOTION**

Commissioner Ptach moved to approve TXT-18-01 as presented.

Commissioner Eck seconded the motion.

## **VOTE**

The motion carried unanimously.

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### **AGENDA ITEM#8: Approval of Minutes: February 12 Public Policy Work Session**

Commissioner Ptach moved to approve the February 12 meeting minutes; Commissioner Weese seconded the motion.

The motion carried unanimously with Commissioner Eck abstaining.

### **AGENDA ITEM#8A: Approval of Minutes: March 12 Public Policy Work Session**

Commissioner Buccino moved to approve the March 12 meeting minutes; Commissioner Weese seconded the motion.

The motion carried with commissioners Eck, Ptach and Kingston abstaining.

### **Director's Report**

Gibbs: We kicked off the public workshops for the Downtown Plan yesterday. We got about 35 people in the morning but only 18 or 19 in the evening despite significant efforts on the part of a lot of people in the community to try to get the word out. Nonetheless, we did have a lot of good dialog and feedback from folks who participated. You can see the presentation and do the polling online. We will record that information. That should be online hopefully no later than Monday and run through the end of the month. I'll email everybody when it's available.

Ptach asked to get an opinion from Legal before the next voting meeting regarding whether an abstention on a motion is acceptable.

### **Adjournment**

Commissioner Eck moved to adjourn the meeting at 9:22 p.m.

Commissioner Ptach seconded the motion.

The motion carried unanimously.