City of Steamboat Springs

STEAMBOAT SPRINGS PLANNING COMMISSION
MEETING AGENDA
CITIZENS' MEETING ROOM, CENTENNIAL HALL, 124 10TH STREET
THURSDAY, APRIL 12, 2018 at 5:00PM

Public Hearings:

AGENDA ITEM #1

Project:	**DPP-18-01, CU-18-02, Elk River Road Business Park F1, #1**
Location:	2657 Jacob Circle
Applicant:	Kim Zeune
Type of Application:	Development Plan/Conditional Use
General Description:	Development Plan & Conditional Use applications for a 5 building, 455 unit Self-storage facility in the industrial zone district.
Project Planner:	Kelly Douglas, City Planner, 970-871-8245 Email: kdouglas@steamboatsprings.net
CC Date:	May 1, 2018

AGENDA ITEM #2

Project:	**PP-18-02, Elk River Road Business Park, F1, L1**
Location:	2657 Jacob Circle
Applicant:	Kim Zeune
Type of Application:	Preliminary Plat
General Description:	A request to split lot 1 into lot 1A and 1B
Project Planner:	Kelly Douglas, City Planner, 970-871-8245 Email: kdouglas@steamboatsprings.net
CC Date:	May 1, 2018

AGENDA ITEM #3

Project:	**PP-17-09, Ski Trails Subdivision, F3, L19, B1 Replat**
Location:	2675 Ski Trail Lane
Applicant:	George & Beth Eck, c/o George Eck III
Type of Application:	Preliminary Plat
General Description:	A Preliminary-Plat to subdivide one lot into two and dedicate ROW for Ski Trail Lane, with a variance for building envelope location.
Project Planner:	Toby Stauffer, AICP, Senior Planner, 970-871-8280 Email: tstauffer@steamboatsprings.net
CC Date:	May 1, 2018

AGENDA ITEM #4

Project: **DPF-17-07, Airport Meadows Subdivision, F1, Lot 4 & 5**
Location: 2931 Elk River Road
Applicant: Jeff Neeley, Urban Roots
Type of Application: Development Plan
General Description: A development plan, conditional use and variance requests for site and Building development for Urban Roots.
Project Planner: Toby Stauffer, AICP, Senior Planner, 970-871-8280
Email: tstauffer@steamboatsprings.net
CC Date: May 1, 2018

AGENDA ITEM #5

Project: **CP-17-03, SSACP Future Land Use designation Gaps (tabled from 3/22/18)**
Location: Select properties surrounding the airport.
Applicant: Department of Planning & Community Development, City of Steamboat Spgs
Type of Application: Community Plan
General Description: A Community Plan amendment to assign future land use Designations to properties that lack designation.
Project Planner: Bob Keenan, AICP, CFM, Senior Planner, 970-871-8260
Email: bkeenan@steamboatsprings.net
CC Date: May 1, 2018

AGENDA ITEM #6

Project: **Appeal: APL-18-01, Appeal of an Administrative Decision**
Location: 825 Douglas Street
Applicant: Caroline Fisher, Harv Holtzman & Rachel Bellis, Happy and Arne Stemstrud Clay and Susan Ogden
Type of Application: Appeal
General Description: An appeal of the Planning Director's decision to approve file FMIV-18-01, an Application for administrative approval to adjust the minimum lot size standard by less than 6.5% for lots 9 -10, Block 4 of the Yahmonite addition.
Project Planner: Bob Keenan, AICP, CFM, Senior Planner, 970-871-8260
Email: bkeenan@steamboatsprings.net
CC Date: May 1, 2018

AGENDA ITEM #7

Project: **TXT-18-01, CDC Text Amendment**
Petition: Ordinance to correct errors and omissions in the CDC
Project Planner: Rebecca D. Bessey, AICP, Principal Planner, 970-871-8202
Email: rbessey@steamboatsprings.net
CC Date: May 1, 2018, May 15, 2018

AGENDA ITEM #8

Approval of Minutes: Minutes from the Planning Commission Policy Worksession(s) on February 12, 2018 and March 12, 2018 will be reviewed for approval.

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.

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

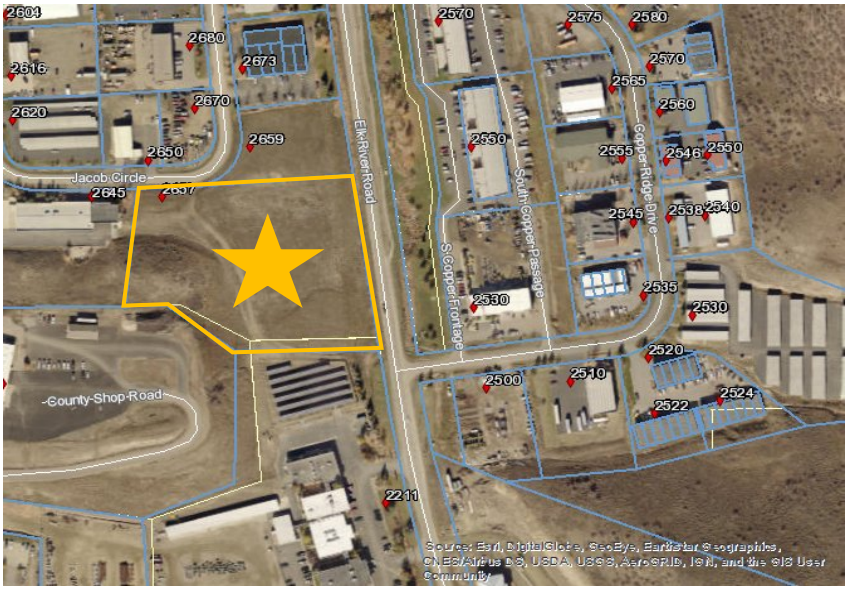
Staff Report
Department of Planning & Community Development

Planning Commission Agenda Item #1

Project Overview

Project Name Elk River Road Business Park Filing No.1 Lot 1 (2657 Jacob Circle)	Project Code & Type CU-18-02 & DPP-18-01 Conditional Use & Development Plan-Public Hearing
Applicant Kim Zeune	Zoning Industrial
Project Description Requesting conditional use approval of a self-storage use in the industrial zone district as well as approval to build 455 self-storage units in five buildings.	
Prepared By Kelly Douglas City Planner 970-871-8245	Through Tyler Gibbs, AIA Director of Planning & Community Development 970-871-8244
Planning Commission Hearing April 12, 2018	City Council Hearing May 1, 2018

Project Location



Background

The subject property is zoned Industrial (I) and currently undeveloped. There was development proposed on this site in 2017; however, that application was withdrawn before it was heard by City Council. As a result there are no existing vested development rights. The lot was originally platted in 1982.

Project Description

The applicant is requesting conditional use approval of a self-storage facility in the I zone district. In conjunction with the proposed conditional use, the applicant is also seeking approval to construct 455 storage units contained in five buildings. The proposal complies with all CDC standards, no variances are requested.

Dimensional Standards Overview		
Building Placement		
Lot Line Setbacks	Standard	Proposed
Front	15’ Minimum	26’6”
Side	10’ Minimum	13’1”
Rear	10’ Minimum	47’7”
Lot Size		
Area	No Minimum	193,242 sf
Building Form		
Building Height		
Overall Height	40’ Maximum	21’3.5”
Other Standards		
Building Intensity		
Lot Coverage	60% Maximum	26%
Floor Area Ratio	60% Maximum	32%
Parking		
Number of Parking Spaces	24 Minimum	27

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.

Conditional Use Criteria for Approval

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	✓		

707.C – Conditional Uses shall be approved upon finding that the following criteria are met:

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

   Staff Analysis

   Consistent. The industrial land use classification in the Community Plan emphasizes light, general and heavy industrial uses including repair shops, equipment storage, and manufacturing. The proposed self-storage use is consistent and compatible with the types of uses anticipated by the preferred direction of the Community Plan.

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

   Staff Analysis

   Consistent. The I zone district is intended to provide areas for industrial uses as well as limited outdoor commercial uses. This zone district also accommodates mixed-use development that may incorporate limited commercial and residential uses. Per CDC Table 300-1, the self-service storage facility use is found within the industrial use classifications and therefore is consistent with the purpose of the industrial zone district.

3. The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

   Staff Analysis

   Consistent. The nature of the proposed use is inherently low impact. Hours of operation will be imposed via a security system. Visual impacts have been mitigated to the greatest extent possible utilizing landscaping as well as the buildings to screen the use from the public Right-of-Way. There are no additional anticipated off-site impacts attributed to use.

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

   Staff Analysis

   Consistent. The proposed use complies with all other applicable requirements of the CDC.

Development Plan – Public Hearing Criteria for Approval

Approval Criteria Summary	Consistent?		
	Yes	No	NA
Consistent with character	✓		
Minimize adverse impacts	✓		
Provides adequate vehicular access	✓		
Complies with requirements of CDC	✓		
In substantial conformance with approved conceptual development plan			✓

709.C – Development Plans shall be approved upon finding that the following criteria are met:

1. The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.

   Staff Analysis

   Consistent. The proposed site development is consistent with the commercial and industrial uses in the immediate vicinity. The character and design of the proposed self-storage facility is consistent with, and complementary to the existing businesses in the area including self-storage facilities, warehouses and automobile services.

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.

   Staff Analysis

   Consistent. Care was taken by the Applicant to avoid constructing the sidewalk along Elk River Road in non-jurisdictional wetlands to the extent practical. There are no other known environmentally sensitive features on the property.

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.

   Staff Analysis

   Consistent. Adequate access is available to the site from Jacob Circle. The circulation pattern through the site affords sufficient access to overhead doors and building entrances. A swept path analysis was performed by the Applicant to ensure that the design allows vehicles, such as fire trucks and U-Haul-type trucks, to negotiate all areas of the site.

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

   Staff Analysis

   Consistent. The proposal complies with all applicable standards, no variances have been requested. Consistent with Section 414.E.2, the applicant proposes to provide cash-in-lieu for the sidewalk that would run along the property's Jacob Circle frontage. A condition of approval has been added to ensure that that standard is met.

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

   Staff Analysis

   Not applicable.

Staff Findings

Staff finds that the conditional use application CU-18-02 at Elk River Road Business Park Filing No. 1 Lot 1 (2657 Jacob Circle) for approval of a self-storage use in the industrial zone district, is CONSISTENT with the Criteria for Approval for a Conditional Use.

AND

Staff finds that the development plan application DPP-18-01 at Elk River Road Business Park Filing No. 1 Lot 1 (2657 Jacob Circle) for approval to build 455 self-storage units in five buildings, is CONSISTENT with the Criteria for Approval for a Development Plan.

Recommended Motion

Planning Commission recommends approval of CU-18-02, a Conditional Use application, to allow a self-storage use in the industrial zone district at Elk River Road Business Park Filing No. 1 Lot 1 (2657 Jacob Circle).

AND

Planning Commission recommends approval of DPP-18-01, a Development Plan application, to allow construction of 455 self-storage units in five buildings at Elk River Road Business Park Filing No. 1 Lot 1 (2657 Jacob Circle), with the following conditions of approval:

1. The final plat, consistent with PP-18-02, shall be recorded prior to issuance of a Building Permit.
2. Civil Construction Plans prepared by a licensed Colorado Civil Engineer must be submitted for review by Engineering, Planning, and City Utilities. Civil Plan approval is required prior to issuance of a building permit.
3. A revised Final Drainage Plan showing specific outlet design for detention basins is required with the submittal of Civil Construction Plans.
4. Drainage infrastructure, access driveways, sidewalk, and parking areas are considered critical improvements and must be constructed and approved prior to issuance of any temporary certificate of occupancy or certificate of occupancy.
5. An offsite grading easement for any offsite grading is required at time of Civil Construction Plan approval. (South pond outfall rip rap.)

Attachments

Attachment 1 – Project Timeline
Attachment 2 – Applicant Narratives and Plan Set

Attachment 1

Project Timeline

Project Code: DPP-18-01, CU-18-01, PP-18-02
Project Name: Elk River Road Business Park Filing No. 1 Lot 1 (2657 Jacob Circle)

	DATES	NOTES
Pre-Submittal Meeting	10/26/17	
Application Submitted	01/18/18	
TECHNICAL ADVISORY COMMITTEE REVIEW		
TAC Letter	02/09/18	
Resubmittal	02/23/18	
TAC Letter	03/13/18	
PUBLIC NOTICE		
Newspaper Notice	04/01/18	
Mailed Notice	03/28/18	
Property Posting	03/28/18	
Mineral Notice	01/25/18	
PUBLIC HEARINGS		
Planning Commission	04/12/18	
City Council	05/01/18	

NOTES

January 31, 2018

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

Hand Delivered

RE: Conditional Use for "Stop-N-Go Storage"
Lot 1, Elk River Road Business Park, Steamboat Springs, Colorado

Ladies and Gentlemen:

On behalf of Stop-N-Go Storage of Steamboat (Applicant), we are submitting a Conditional Use request for the 'Stop-N-Go Storage of Steamboat' on Lot 1, Elk River Road Business Park, Steamboat Springs, Colorado. This application supplements and supports the Development Plan – Public Hearing application previously provided. This narrative has been developed to specifically address the criteria for approval described in Section 707.C of the adopted City of Steamboat Springs Community Development Code (CDC).

Background: Our Clients, Mr. Kim Zeune and Ms. Melissa Lewis, run a family-owned business and have successfully developed numerous self-storage facilities throughout the United States. They have enjoyed Steamboat Springs on a personal level and are looking to invest in our community. They have been investigating this parcel and developing various site plans in an effort to reconcile expected costs with their market expectation.

The property is approximately 4.84-acres located on Lot 1, Elk River Road Business Park, per File No. 8986 in Routt County Records, and is specifically located at 2657 Jacob Circle, just north of the YVEA Campus.

The various related, but independent, applications for this project have 2 primary goals:

1. Create Self-Storage in a manner that is sensitive to view corridors, intensity of use, and long range planning (Development Plan and this Conditional Use request); and

2. Create a smaller, stand-alone lot for future industrial use (Preliminary Plat).

Project Description:

This application proposes a self-service storage facility (indoor) land use, which is a Conditional Use in the Industrial Zone District per Table 300-1. Permitted Use Matrix – Principal Uses (CDC). The project will introduce two temperature controlled buildings (Bldgs A and B). The individual buildings are all single story with the exception of Building B which will have 2 levels that are grade separated east and west. The site plan has been carefully developed with the following considerations:

LANDMARK CONSULTANTS, INC.
141 9th St • Steamboat Springs
CO 80477 • (970) 871-9494
www.landmark-co.com

1. Coordinate with the adjacent lot owner to shift the access to the midpoint of the curve on Jacob Circle to improve safety and intersection sight lines;
2. Provides on-site management;
3. Maintains security with a single access;
4. Contributes a sidewalk adjacent to Elk River Road per the Sidewalk Master Plan;
5. The buildings have been oriented and placed in a manner that overlaps unit-access and minimizes pavement in order to allow practical snow removal and storage.
6. Provide emergency circulation by meeting the Fire Apparatus Access Road Standards (City);
7. Remain mostly screened from public vantage points along Elk River Road;
8. Accommodates snow storage;
9. Provides permanent BMPs to protect water quality and stormwater management;
10. Protects non-jurisdictional wetlands; and,
11. Minimizes demands on public water or sanitary service.

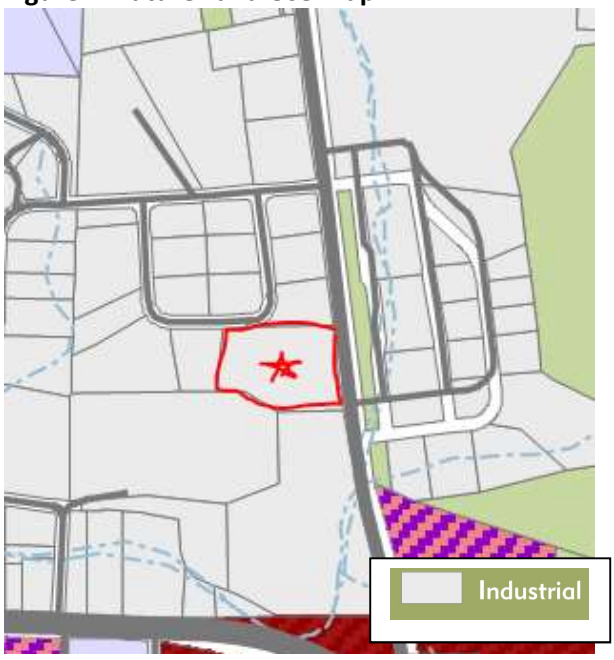
Criteria for Review and Approval:

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Sections 707.C (Conditional Use):

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

The Community Area Plan's (CAP) Future Land Use Plan identifies the subject property, and the adjacent properties, as Industrial as shown in Figure 1 below:

Figure 1: Future Land Use Map



This land use emphasizes light, general and heavy industrial uses including repair shops, equipment storage, and manufacturing are appropriate in this classification. The requested conditional use is consistent with the Future Land Use for the area and consistent with other nearby areas.

✓ Industrial Land Uses should have access to one or more major arterials, located away from populated areas

✓ Traffic should not pass through residential areas

✓ Uses should be developed attractively with landscaping and buffering along key entry corridors to the community

✓ Development should minimize environmental impacts, including noise. Storage, loading, and work operations should be screened from view along all industrial area boundaries and along all public streets.

From the Community Area Plan's strategies, goals and policies, the following are specific to this Application:

- Strategy LU-1.1(a): Only approve development proposals that are consistent with the Future Land Use Map
- Goal LU-2: Our community supports infill and redevelopment in core areas
- Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city
- Goal LU-4.1: Our community will promote the development of compact Commercial Activity Nodes and a mixed use corridor along US 40 between commercial nodes
- Goal LU-5: Our community will plan and implement land use patterns that support an efficient transportation system and alternative transportation nodes
- Strategy LU-5.2(a): Develop a Community-wide Sidewalk and Trails Plan
- Policy GM-1.2: Urban development will be required to locate within the UGB
- Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas
- Policy GM-2.2: Development will only be allowed in areas where it can be adequately served by critical public facilities and services
- Policy GM-2.3: Development will pay its fair share of the cost to provide needed facilities and services
- Policy CD-1.4: Encourage high quality site planning and design
- Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development
- Goal CD-4: Our community will maintain and improve the appearance of its corridors and gateways and will continue to have vibrant public space
- Policy CD-4.1: Major highways and arterials shall maintain a high quality of design
- Policy CD-4.2: Protect Scenic Corridors and the community's key gateways
- Policy T-1.2: Land use planning and road/intersection capacity analysis shall be coordinated, and land uses modified based on road/intersection capacity issues
- Policy T-2.1: New development shall include an interconnected pedestrian and bicycle system
- Strategy T-2.2(a): Construct Trail System/Commercial Area Connections
- Goal NS-1: Our community will work to maintain the health and integrity of the Yampa and Elk Rivers and their tributaries
- Policy NS-1.1: New development will not occur in the 100-year floodplains and will be designed to protect water quality and riparian areas
- Policy NS-4.1: Maintain the quality of visually sensitive areas
- Policy NS-5.1: New development will be limited on steep slopes

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

   Per Section 225.A of the CDC, "the Industrial zone district is intended to provide areas for industrial uses and limited outdoor commercial uses."

Elk River Road Business Park is zoned Industrial and is substantially built-out. There are three existing storage facilities within the subdivision, supporting the proposed land use. The development on the lot is essentially infill and follows the underlying zoning. The property falls within the Northern Entry Corridor Boundary as defined in the City's Urban Design Standards & Entry Corridor Concepts and this document has informed the proposed architecture, site planning and landscaping.

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.*

   Self-storage is inherently a passive land use. The property has security systems that allow lawful entry at all hours. There is minimal activity on the property after construction is completed and therefore sources for off-site impacts such as odors, noise, smoke, etc… are minimal, if not altogether absent. Impacts from the proposed use may include additional traffic at Jacob Circle and Downhill Drive intersections, visual impacts to adjacent properties (as will be the case with any use of the property). The Applicant does not anticipate any impacts that are dissimilar from other exiting or potential uses in the area.

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

   There are no known variances proposed for this project. The Applicant understands that the City's development standards apply to this project and they have made every possible attempt to comply within their interpretation. As in any application review, there may be differing opinions that will warrant further discussion. The Applicant is open to discussing concerns and collaborating with Staff as appropriate.

   The property is zoned I – Industrial, which is intended primarily to provide areas for industrial uses and limited outdoor commercial uses. (Community Development Code). The proposed specific land use is **Self-Service Storage Facility, Indoor**, which is a **Conditional Use.**

   The project meets the Urban Design Standards and Entry Corridor Concepts by providing one tree per 200 SF within the landscape setback adjacent to Elk River Road. Plant materials shall be located in informal groupings to have a more natural landscape setting.

   Building Design and Character: The variety of roof forms is optional in the Industrial zone district. The main entrance is off of Jacobs circle and not Elk River Road. The closest storage units to Elk River Road are no more than 11'-0" tall with building E having varied roof lines and no operable doors adjacent to Elk River Road and natural woods and stone veneer to enhance the appearance of the storage unit on the Entry Corridor.

   The subject property lies within an existing, Industrial zoned subdivision. The proposed subdivision should not adversely affect any future development within the surrounding area or vicinity.

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

On behalf of the Owner, Stop-N-Go Storage of Steamboat,

Sincerely,
Landmark Consultants, Inc.

Erik Griepentrog, PE
Vice-President

LANDMARK CONSULTANTS, INC.
141 9th St • Steamboat Springs
CO 80477 • (970) 871-9494
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January 19, 2018

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

Hand Delivered

RE: DP-Public Hearing and Preliminary Plat Application for "Stop-N-Go Storage"
Lot 1, Elk River Road Business Park, Steamboat Springs, Colorado

Ladies and Gentlemen:

On behalf of Stop-N-Go Storage of Steamboat (Applicant), we are submitting a Development Plan (Public Hearing) and Preliminary Plat package for 'Stop-N-Go Storage of Steamboat' on Lot 1, Elk River Road Business Park, Steamboat Springs, Colorado. This narrative has been developed to address both applications, yet the applications remain separate.

Our Clients, Mr. Kim Zeune and Ms. Melissa Lewis, run a family-owned business and have successfully developed numerous self-storage facilities throughout the United States. They have enjoyed Steamboat Springs on a personal level and are looking to invest in our community. They have been investigating this parcel and developing various site plans in an effort to reconcile expected costs with their market expectation.

The property is approximately 4.84-acres located on Lot 1, Elk River Road Business Park, per File No. 8986 in Routt County Records, and is specifically located at 2657 Jacob Circle, just north of the YVEA Campus.

This application has 2 primary goals:

1. Create Self-Storage in a manner that is sensitive to view corridors, intensity of use, and long range planning; and

2. Create a smaller, stand-alone lot for future industrial use.

Project Description:

This application proposes a self-storage facility that includes 2 temperature controlled buildings (2-story) along with 3 traditional single story buildings. The site plan has been carefully developed with the following considerations:

1. Coordinate with the adjacent lot owner to shift the access to the midpoint of the curve on Jacob Circle to improve safety and intersection sight lines;
2. Provides on-site management;
3. Maintains security with a single access;

4. Contributes a sidewalk adjacent to Elk River Road per the Sidewalk Master Plan;
5. The buildings have been oriented and placed in a manner that overlaps unit-access and minimizes pavement in order to allow practical snow removal and storage.
6. Provide emergency circulation by meeting the Fire Apparatus Access Road Standards (City);
7. Remain mostly screened from public vantage points along Elk River Road;
8. Accommodates snow storage;
9. Provides permanent BMPs to protect water quality and stormwater management;
10. Protects non-jurisdictional wetlands; and,
11. Minimizes demands on public water or sanitary service.

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): and 713.D (Preliminary Plat):

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.*

   Elk River Road Business Park is zoned Industrial and is substantially built-out. There are three existing storage facilities within the subdivision, supporting the proposed land use. The development on the lot is essentially infill and follows the underlying zoning. The property falls within the Northern Entry Corridor Boundary as defined in the City's Urban Design Standards & Entry Corridor Concepts and this document has informed the proposed architecture, site planning and landscaping.

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.*

   There are no known sensitive environmental features on the property. There is a roadside drainage between Elk River Road and the subject property with evidence of cattails and typical wetland vegetation. Mr. Kelly Colfer of Western Bionomics was consulted and he felt these were non-jurisdictional per the USACE regulations. Nonetheless, these areas were avoided to the extent practicable in the design of the 8-ft wide sidewalk shown on the Sidewalk Master Plan.

   BMPs for water quality are proposed for the areas expected to receive runoff from pavements. Please refer to the plans and drainage letter for additional information about these facilities.

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.*

   Vehicular access is solely from Jacob Circle. There is a greenbelt easement adjacent to Elk River Road that precludes the construction of a road or structures. For the purposes of managing visitors and providing security for customers, the office attached to Building A has been positioned at the entrance. The access road through the site affords access to overhead doors and building entrances to both sides of the buildings (double loaded) where required. A swept path analysis

has been performed to ensure design vehicles, such as fire trucks and trucks (eg. UHauls), can negotiate all areas of the site.

The road system has been designed to meet requirements described in the City's Engineering Standards for a Commercial Private Access (Engineering Standards Section 4.2.5.5) and Fire Prevention's Fire Apparatus Access Road Standards (City). The centerline grades are shown on the included Grading and Drainage Plan and are generally between 0.75% (min.) and 7% (max.). Grading the site is challenged by the lack of steps in the floors for the relatively long buildings. There will be a fire department approved, controlled swing gate just past the office between buildings A and B that will include a special access key for the fire department. These include backup power in the event of a power failure.

The general nature of self-storage use involves the delivery or picking up of property/possessions, not typically performed by carrying on one's person or bicycle. Therefore, the overall predominate user will interact with the project with their personal vehicle or a moving truck of sorts. There will be minimal employees required for operation. Loading/unloading is expected to occur in a standard industry fashion by parking directly along the rented unit.

Consistent with adjacent developments, the Applicant proposes Alternative Compliance (Cash-in-Lieu) adjacent to Jacob Circle to satisfy the Multi-mode Facilities/Complete Streets requirement for new developments. Additionally, and in accordance with the Sidewalk Master Plan, the Applicant proposes to construct an 8-ft wide sidewalk on the eastern side of their lot. The sidewalk has been reviewed to ensure grade and alignment will afford connection through the Applicant's property to the north (Lot 15) from the planned sidewalk along the YVEA Campus to the south.

There are no bus routes or bus stops currently offered up Elk River Road or Downhill Drive according to the City Transit Department, although it is reasonable to expect one in the future. This future transit access may be supported by the completion of the future sidewalk shown on the Sidewalk Master Plan. The Applicant is doing their part towards this delivery of a community asset.

Parking: There are about 467 proposed self-storage units of varying size. Per the CDC, there are 24 spaces required. There are 7 designated parking spaces near the project entrance and the office for visitors, customers and employees. Actual customers that are accessing their units are considered 'short term' and do not leave their vehicles for extended periods. There is ample space in front of the access doors for people to pull up, unload/load, and leave. For the purpose of demonstrating compliance, we have included representative parking on the site plan (27 indicated), however these will not be delineated by striping. The minimum required is easily exceeded with this actual practice and concept.

Trash: There are no dumpsters proposed for this project. The Applicant's experience is that if a dumpster is provided, it will be used inappropriately to dispose of stored items. The only expected trash to be generated is from the office, which is minimal. Therefore the Applicant proposes to use a curb side (rollout) trash container, similar to a residence.

No phasing is proposed.

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

   There are no known variances proposed for this project. The Applicant understands that the City's development standards apply to this project and they have made every possible attempt to comply within their interpretation. As in any application review, there may be differing opinions that will warrant further discussion. The Applicant is open to discussing concerns and collaborating with Staff as appropriate.

   The property is zoned I – Industrial, which is intended primarily to provide areas for industrial uses and limited outdoor commercial uses. (Community Development Code). The proposed specific land use is **Self-Service Storage Facility, Outdoor**, which is a **Limited Use Requirement Permitting (L-P).**

   The project meets the Urban Design Standards and Entry Corridor Concepts by providing one tree per 200 SF within the landscape setback adjacent to Elk River Road. Plant materials shall be located in informal groupings to have a more natural landscape setting.

   Building Design and Character: The variety of roof forms is optional in the Industrial zone district. The main entrance is off of Jacobs circle and not Elk River Road. The closest storage units to Elk River Road are no more than 11'-0" tall with building E having varied roof lines and no operable doors adjacent to Elk River Road and natural woods and stone veneer to enhance the appearance of the storage unit on the Entry Corridor.

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

   There are no prior approvals related to this application.

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Section 713.D (Preliminary Plat):

1. *The Preliminary Plat substantially conforms to all applicable requirements of the CDC, including requirements of the applicable Zone District.*

   There are no known variances to the Community Development Code standards. Please note that the open space requirement (described in CDC Section 421) was previously met by the platting of the Greenbelt Easement adjacent to Elk River Road as part of the overall Elk River Road Business Park subdivision. No additional open space is required nor provided.

2. *Each Lot in the subdivision that is proposed for development shall be developable (per zone district standards, development standards, and subdivision standards).*

   There are no known variances to any subdivision standards. Please note that the lot shape and size was determined from two approaches: 1) based on the proposed site plan for Lot 1A (self-storage Development Plan application); and 2) the Useable Lot Area requirement described in

Section 602.C.2. The contiguous useable area was first calculated and then the 60% Lot Coverage (per I Zoning) was used to determine the overall lot size.

3. *The Preliminary Plat conforms to all other applicable regulations and requirements (local, State, Federal, SIA, Improvements Agreements);*

   There are no known variances to any local, State, Federal or any other regulatory standards.

4. *The Preliminary Plat shall be compatible with the character of existing or planned land development patter in the vicinity and shall not adversely affect the future development of the surrounding area;*

   The subject property lies within an existing, Industrial zoned subdivision. The proposed subdivision should not adversely affect any future development within the surrounding area or vicinity.

5. *The land proposed for development shall be physically suitable for development (e.g. topography, steep/unstable slopes, existing natural resources/floodplains/wetlands/etc.)*

   There are some existing constraints on the subject property including steeper sections of topography. There are apparent wetland areas in the roadside ditch adjacent to Elk River Road (off-site). These wetlands were reviewed by Western Bionomics and it is their professional opinion that they are not jurisdictional wetlands subject to Section 404 of the Clean Water Act. The 8-ft wide concrete path was designed to avoid these wetland areas regardless to the extent practicable.

   The general areas exceeding 30-percent slope (existing) have been indicated on the plans. Development in these areas have largely been restricted by the use of building envelopes in accordance with CDC Section 602.C.3.a.

Please note that the Applicant's priority is the self-storage (Development Plan) and that the project has been designed to stand-alone. The eventual final platting is not required to be completed and recorded prior to the self-storage development.

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

On behalf of the Owner, Fox Creek Development, LLC,

Sincerely,
Landmark Consultants, Inc.

Erik Griepentrog, PE
Vice-President

LANDMARK CONSULTANTS, INC.
141 9th St • Steamboat Springs
CO 80477 • (970) 871-9494
www.landmark-co.com

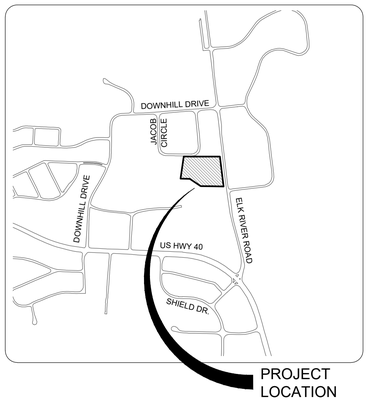
DEVELOPMENT PLAN (PUBLIC HEARING)

FOR

STOP-N-GO STORAGE OF STEAMBOAT

LOT 1, ELK RIVER ROAD BUSINESS PARK

FEBRUARY 2018



NORTH

VICINITY MAP

1" = 1000'

CONTACT INFORMATION

PROJECT TEAM:

OWNER
STOP-N-GO STORAGE OF STEAMBOAT
PO BOX 1378
PATASKALA, OH 43062
(614) 402-4961
ATTN: MR. KIM ZEUNE

CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: ERIK GRIEPENTROG, P.E.

BASE MAPPING SURVEYOR
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: JEFF GUSTAFSON, P.L.S.

BUILDING DESIGNER
YAMPA VALLEY ENGINEERING, INC.
1794 KAMAR PLAZA
STEAMBOAT SPRINGS, CO 80487
(970) 870-9229
ATTN: JIM STEGMAIER, P.E.

GEOTECHNICAL ENGINEER
NORTHWEST COLORADO CONSULTANTS, INC. (NWCC)
2580 COPPER RIDGE DRIVE
STEAMBOAT SPRINGS, CO 80487
(970) 879-7888
BRIAN LEN, P.E.

UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	STUART KING, P.E.	(970) 871.8293
CITY UTILITIES	AMBER GREGORY, P.E.	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.2424
CENTURY LINK	KELLY McCLERNON	(970) 328.8288
COMCAST	DAVID STEPESNICK	(970) 534.0610
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION

SHEET INDEX

C.001 - COVER SHEET
C.003 - EXISTING CONDITIONS PLAN
C.100 - SITE PLAN
A-1 - BUILDING A ELEVATIONS
A-2 - BUILDING A FLOOR PLAN
A-3 - BUILDING B ELEVATIONS
A-4 - BUILDING B - LOWER LEVEL FLOOR PLAN
A-5 - BUILDING B - MAIN LEVEL FLOOR PLAN
A-6 - BUILDING C&D FLOOR PLAN
A-7 - BUILDING C&D ELEVATIONS
A-8 - BUILDING E ELEVATIONS & FLOOR PLAN
A-9 - BUILDING E COLORED RENDERING, MATERIALS AND LIGHT SPEC.
L-1 - LANDSCAPE PLAN
C.200 - GRADING & DRAINAGE PLAN
C.300 - WATER AND SEWER PLAN
C.410 - ROADWAY PLAN & PROFILE/SWEPT PATH ANALYSIS
C.420 - SIDEWALK CENTERLINE PLAN & PROFILE

PROJECT BENCHMARK:

SITE BENCHMARK: A RECOVERED NO.5 REBAR WITH YELLOW PLASTIC CAP STAMPED "D&D LS 13221, HAVING AN ELEVATION OF 6712.65' BASED ON THE NORTH AMERICAL VERTICAL DATUM OF 1988 (NAVD88). SEE EXISTING CONDITIONS EXHIBIT.

FIELD SURVEY BY:

LANDMARK CONSULTANTS, INC.
PROJECT NO. 2373-002
DATE: SEPTEMBER 21, 2017

PROPERTY OWNER/DEVELOPER

NAME: STOP-N-GO STORAGE OF STEAMBOAT
ATTN: MR. KIM ZEUNE
ADDRESS: PO BOX 1378
ADDRESS: PATASKALA, OH 43062

SIGNATURE DATE

PREPARER OF PRELIMINARY PLAT/ DEVELOPMENT PLAN

NAME: LANDMARK CONSULTANTS, INC., (ET AL)
ATTN: MR. ERIK GRIEPENTROG, P.E.
ADDRESS: P.O. BOX 774943
ADDRESS: STEAMBOAT SPRINGS, CO 80477

SIGNATURE DATE

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

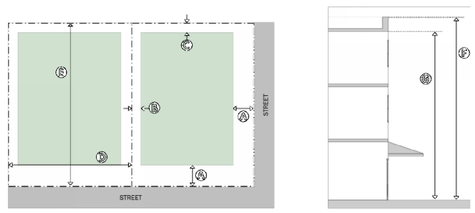
NAME: MR. TYLER GIBBS, AIA
TITLE: DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
ADDRESS: P.O. BOX 775088
ADDRESS: STEAMBOAT SPRINGS, CO 80477

SIGNATURE DATE

THE ATTACHED DEVELOPMENT PLAN FOR STOP-N-GO STORAGE OF STEAMBOAT WAS APPROVED ON _____, 2018 BY _____

CONDITIONS OF APPROVAL

CONDITION NUMBER	DESCRIPTION	DEPARTMENT PLACING CONDITION



Building Placement		
Lot Line Setbacks		
Front		(A)
Principal Building	15' min.	
Accessory Building	15' min.	
Side		(B)
Principal Building	10' min.	
Accessory Building	10' min.	
Rear		(C)
Principal Building	10' min.	
Accessory Building	10' min.	
Lot Size		
Width [1]	30' min.	(D)
	no max.	
Depth [1]	no min.	(E)
Area	no min.	
	no max.	
Parking Lot Placement		
Lot Line Setbacks		
Front		
EC Overlay Zone	30' min.	
Non-Entry Corridor >50 Spaces	15' min.	

Building Form		
Building Height [1]		
Principal Building		
Overall Height		
EC Overlay Zone	40' max.	(H)
Non-Entry Corridor	32' max.	(I)
Average Plate Height	28' max.	(J)
Special Work Areas		
Overall Height	40' max.	(K)
Average Plate Height	40' max.	(L)
Accessory Building		
Overall Height	32' max.	(K)
Average Plate Height	28' max.	(J)
Other Standards		
Building Intensity		
Lot Coverage	60% max.	
Floor Area Ratio	60% max.	
Dwelling Unit Size	1,400 sf max.	
Density		
Dwelling Units per Lot:	no max.	

[1] The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to Section 801 for rules of measurement.

PROJECT SUMMARY TABLE

GROSS FLOOR AREA	61,998 SF
NET FLOOR AREA	50,076
NUMBER OF UNITS	455 SELF STORAGE UNITS (5 BUILDINGS)
ZONING (EXISTING/ PROPOSED)	I - Industrial

USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	SELF-STORAGE	61,052	440
ACCESSORY USE(S)	OFFICE	990	1
STANDARDS	**ZONE DISTRICT REQUIREMENTS**	**PROPOSED**	**VARIANCE? (YES/NO)**
LOT AREA	N/A	193,242 SF	N
LOT COVERAGE	60% MAX.	26%	N
FLOOR AREA RATIO	60% MAX.	32%	N
BUILDING HEIGHT	40' MAX.	21'-3½"	N
FRONTAGE AREA HEIGHT	40'	14'-8"	N
FRONT SETBACK	15' MIN.	23'-6"	N
SIDE SETBACK	10' MIN.	13'-1 3/16"	N
UPPER STORY SETBACK	N/A	N/A	N
REAR SETBACK	10'-0"	47'-7 3/16"	N
SECOND STORY INTENSITY	61052 SF	19%	N
PARKING	24 REQUIRED	27+	N
SNOW STORAGE	N/A	N/A	N
OPEN SPACE SQUARE FOOTAGE	10% MIN.	N/A PER CDC 602.K.1.C	N

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NO.	DATE:	BY:	DESCRIPTION:
1	2-23-18	LCI	Modified per TAC Comments

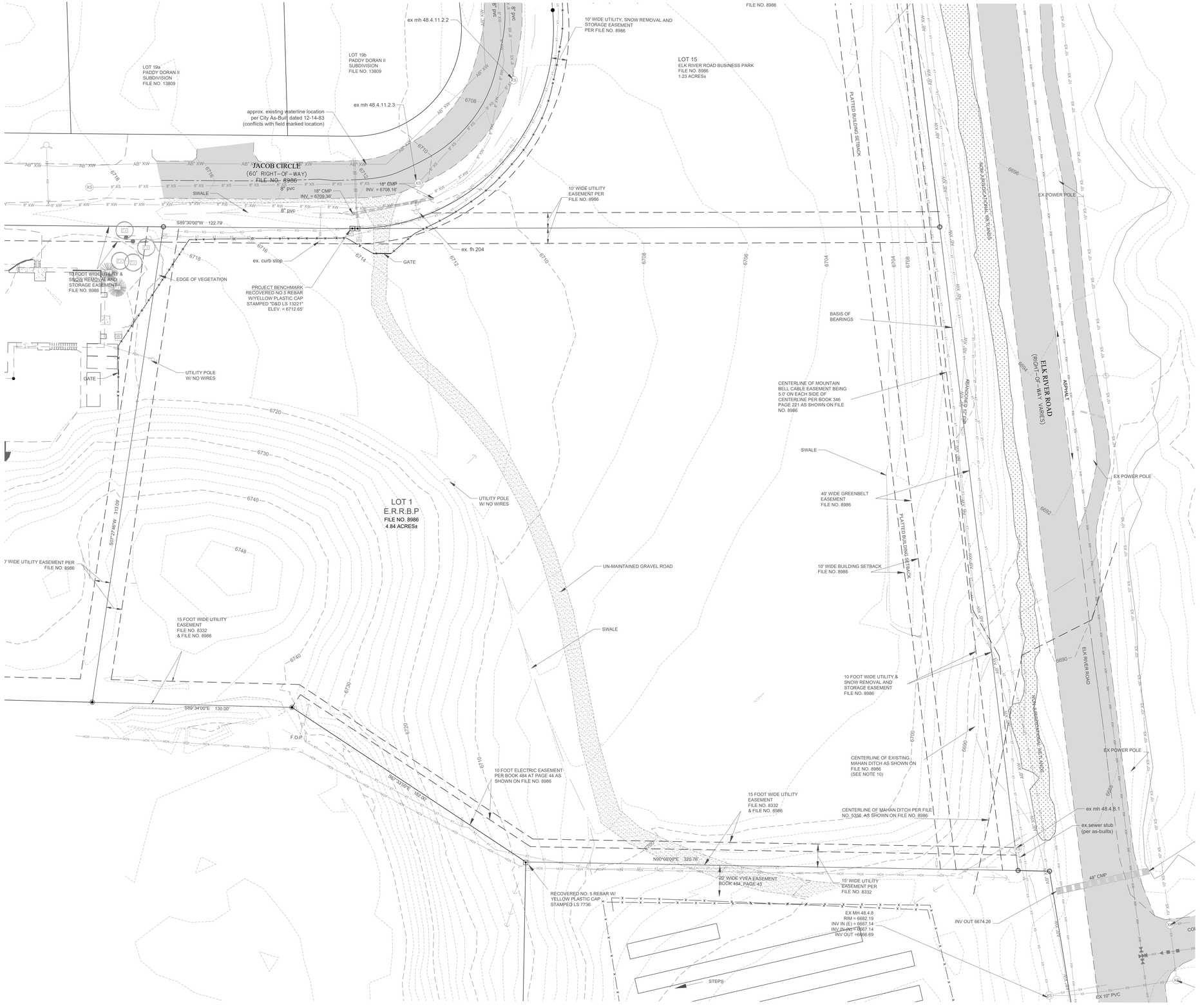
REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT: 2393-001
DATE: 01-19-18
DRAWN BY: EG
CHECKED BY:

Stop-N-Go Storage of Steamboat
Cover Sheet

SHEET
C.001
Of Sheets

DRAWING FILENAME: P:\2393.001\Work\Production Drawings\2393-001 Cover Development Plan.dwg LAYOUT NAME: C.001 DATE: Feb 23, 2018 - 4:28pm CAD OPERATOR: Erik
LOT 1 OF 3055 R. 1 MOUNDS [LAND]



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

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:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
2. THE PROPERTY DESCRIPTION SHOWN HEREON WAS PROVIDED BY OUR CLIENT.
3. BOUNDARY INFORMATION, EASEMENTS, AND BUILDING ENVELOPE ARE SHOWN HEREON PER THE PLAT OF ELK RIVER ROAD BUSINESS PARK, FILE NO. 8986.
4. BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF 1430397.07(N), 2616472.44(E) AND A SCALE FACTOR OF 1.000356550.
5. UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
6. SITE BENCHMARK: A RECOVERED NO.5 REBAR WITH YELLOW PLASTIC CAP STAMPED "D&D LS 13221, HAVING AN ELEVATION OF 6712.65' BASED ON THE NORTH AMERICAL VERTICAL DATUM OF 1988 (NAVD88), AS SHOWN HEREON.
7. CONTOUR INTERVAL = 1 FOOT
8. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE OR AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING THE UTILITIES. 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.
9. THE LAST FIELD INSPECTION OF THE SITE WAS ON SEPTEMBER 21, 2017.
10. LANDMARK CONSULTANTS, INC. OBSERVED NO EVIDENCE OF IRRIGATION DITCHES ON THE SUBJECT PROPERTY DURING THE COURSE OF OUR FIELDWORK. THE CENTERLINE OF EXISTING MAHAN DITCH IS SHOWN HEREON AS IT IS SHOWN ON THE PLAT OF ELK RIVER ROAD BUSINESS PARK. LANDMARK CONSULTANTS, INC. RECOMMENDS THE OWNER RETAIN A WATER ENGINEER AND A WATER ATTORNEY TO ADDRESS THESE MATTERS.
11. 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.
12. 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.
13. 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.

PROPERTY DESCRIPTION:

14. LOT 1, ELK RIVER ROAD BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1982 AT FILE NO. 8986 STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

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NO.	DATE:	BY:	DESCRIPTION:
1	2-23-18	LCI	Modified per TAC Comments

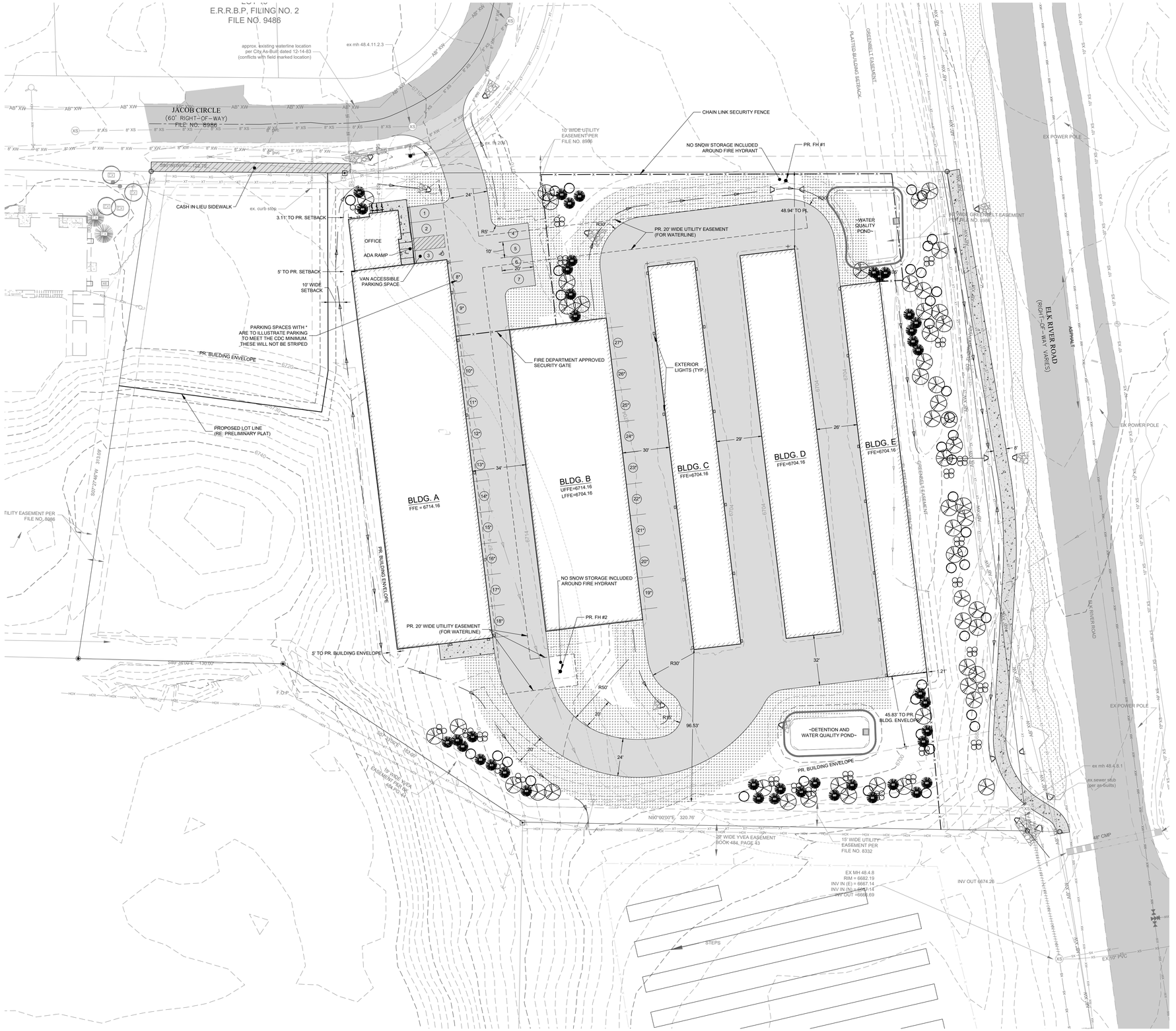
REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT:	2393-001
DATE:	01-19-18
DRAWN BY:	JAG
CHECKED BY:	LCI

Stop-N-Go Storage of Steamboat
Existing Conditions Exhibit

SHEET
C.003
Of Sheets

DRAWING FILENAME: P:\2393-001\Drafting\Autodesk Drawings\2393-001 Existing Conditions.dwg LAYOUT NAME: C.003 DATE: Fri Feb 23, 2018 - 3:57pm CAD OPERATOR: Matt
LOT LOT_A BOB'S [BEARDEN] [AUGUST_Lag] [SURVEY] [2393-001-HEAD] [2393-001-Header]



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- PROPOSED SNOW STORAGE
- 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
- ELECTRIC
- ELECTRIC PED, JUNCTION BOX AND METER
- LIGHT POLE AND LIGHT POLE W/ MAST
- PROPOSED DITCH / SWALE
- UTILITY POLE AND GUY WIRE
- DITCH/SWALE
- EXISTING STORM SEWER W/ FES
- PROPOSED STORM SEWER W/ FES
- INLET AND STORM MANHOLE
- OVERLAND AND CHANNEL FLOW ARROWS
- CONIFEROUS AND DECIDUOUS TREE

NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. 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.
3. 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.
4. 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.
5. THIS SITE CONTAINS A CALCULATED AREA OF 3.94 ACRES.
6. NO PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS, AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. THE PROPOSED IMPROVEMENTS ARE EXPECTED TO BE CONSTRUCTED IN ONE PHASE.

PROPERTY DESCRIPTION:

9. LOT 1, ELK RIVER ROAD BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1982 AT FILE NO. 8986 STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

PARKING:

CODE CALCULATION:	5 + (1 PER 20 UNITS > 100)
NUMBER OF PROPOSED UNITS:	455 STORAGE UNITS
REQUIRED SPACES:	22.75 -> 23 SPACES
PROVIDED:	27 SPACES AS SHOWN

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NO	DATE:	BY:	DESCRIPTION:
1	2-23-18	LCI	Modified per TAC Comments

REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT:	2393-001
DATE:	01-19-18
DRAWN BY:	EJG
CHECKED BY:	LCI

Stop-N-Go Storage of Steamboat
Site Plan

SHEET
C.100
Of Sheets

DRAWING FILENAME: P:\2393-001\Work\Production Drawings\2393-001-Site Plan.dwg LAYOUT NAME: C.100 DATE: Feb 23, 2018 - 8:51am USR OPERATOR: Eric
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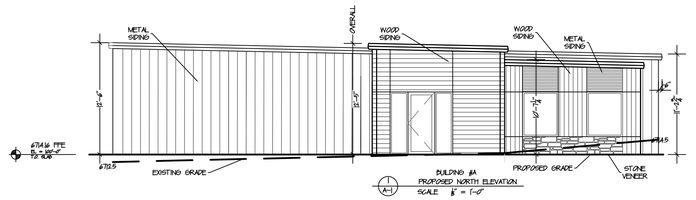
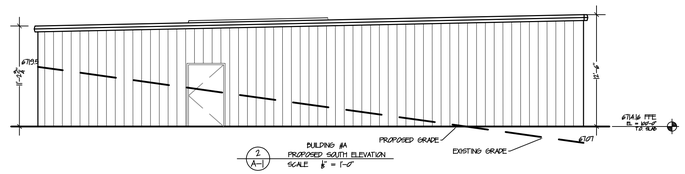
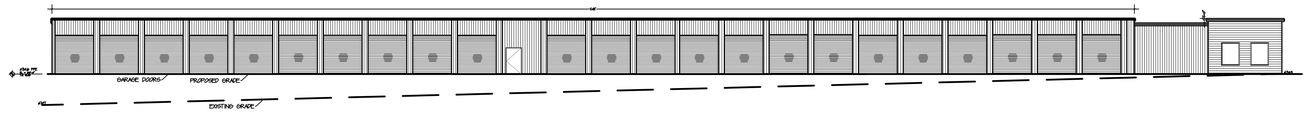


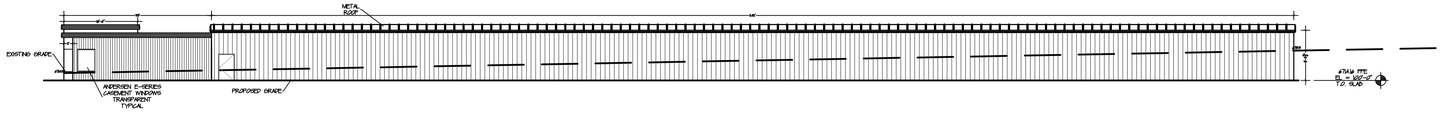
1 A-1 BUILDING #A
PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 A-1 BUILDING #A
PROPOSED SOUTH ELEVATION
SCALE 1/8" = 1'-0"



3 A-1 BUILDING #A
PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"



4 A-1 BUILDING #A
PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"

SHEET INDEX

ARCHITECTURALS

A-1 BUILDING A-ELEVATIONS
A-2 BUILDING A-FLOOR PLAN
A-3 BUILDING B-ELEVATIONS
A-4 BUILDING B-LOWER LEVEL FLOOR PLAN
A-5 BUILDING B-MAIN LEVEL FLOOR PLAN
A-6 BUILDINGS C & D FLOOR PLANS
A-7 BUILDINGS C & D ELEVATIONS
A-8 BUILDING E ELEVATIONS & FLOOR PLAN
A-9 BUILDING E COLORED RENDERING, MATERIALS and LIGHT SPEC.
L-1 LANDSCAPE & LIGHTING PLAN

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STOP-N-GO STORAGE OF STEAMBOAT

2657 JACOBS CIRCLE
STEAMBOAT SPRINGS, COLORADO

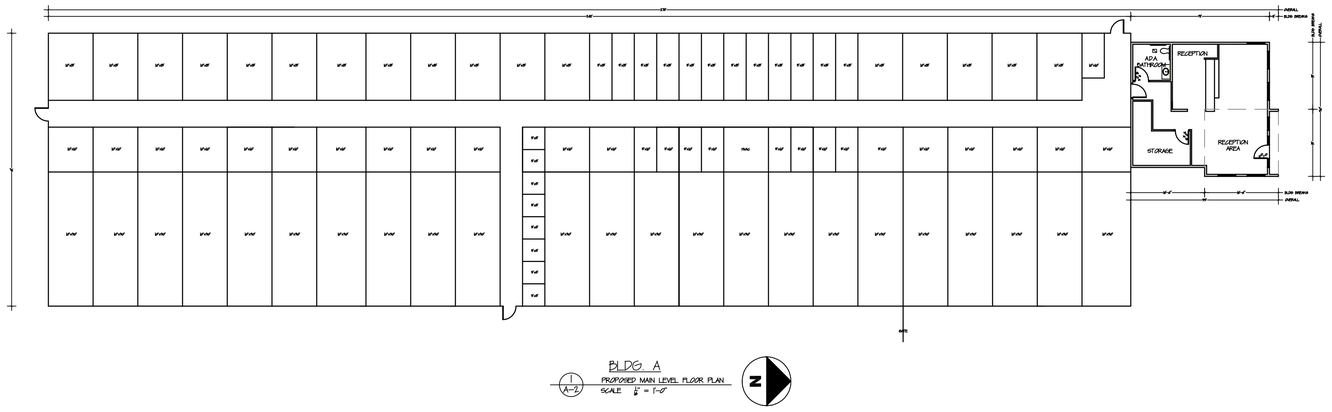
JOB NO: 17-070
DRAWN: ECS
DATE: 01-19-2018

REVISIONS

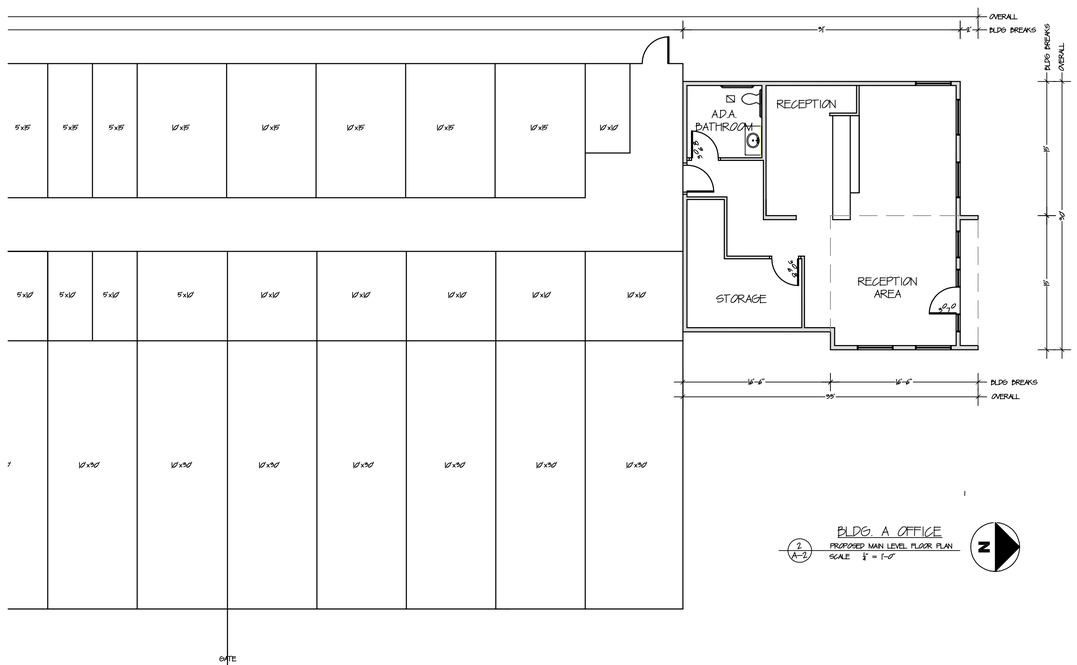
NO.	DATE	DRAWN
1	02-15-18	ECS

SHEET NUMBER

A-1



BLDG A
PROPOSED MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



BLDG A OFFICE
PROPOSED MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

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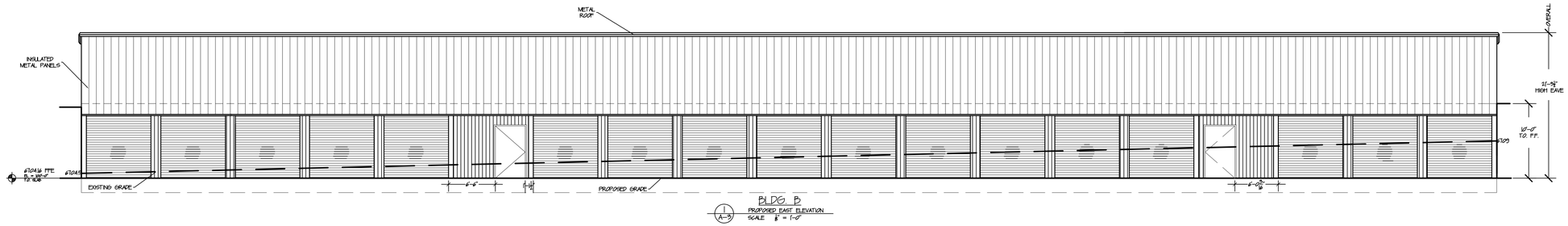
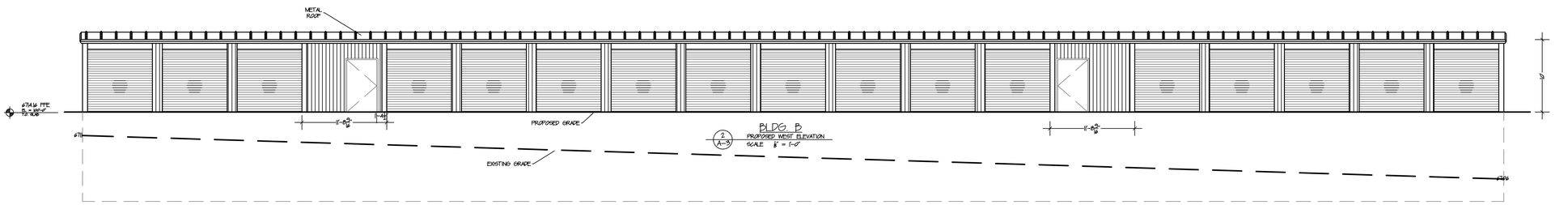
SHEET NUMBER

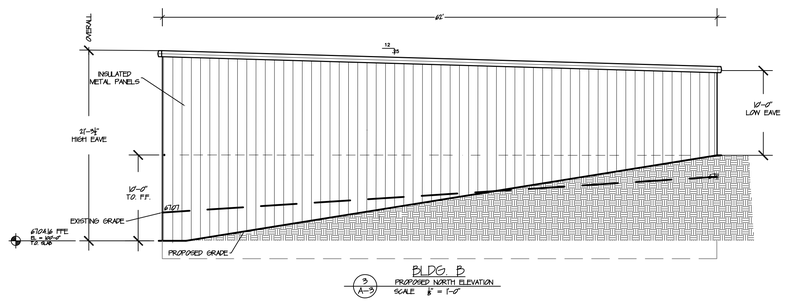
A-2



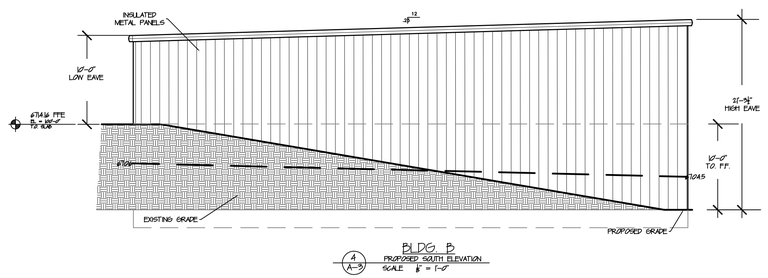
1 A-3 BLDG B PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"



2 A-3 BLDG B PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"



3 A-3 BLDG B PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"



4 A-3 BLDG B PROPOSED SOUTH ELEVATION
SCALE 1/8" = 1'-0"

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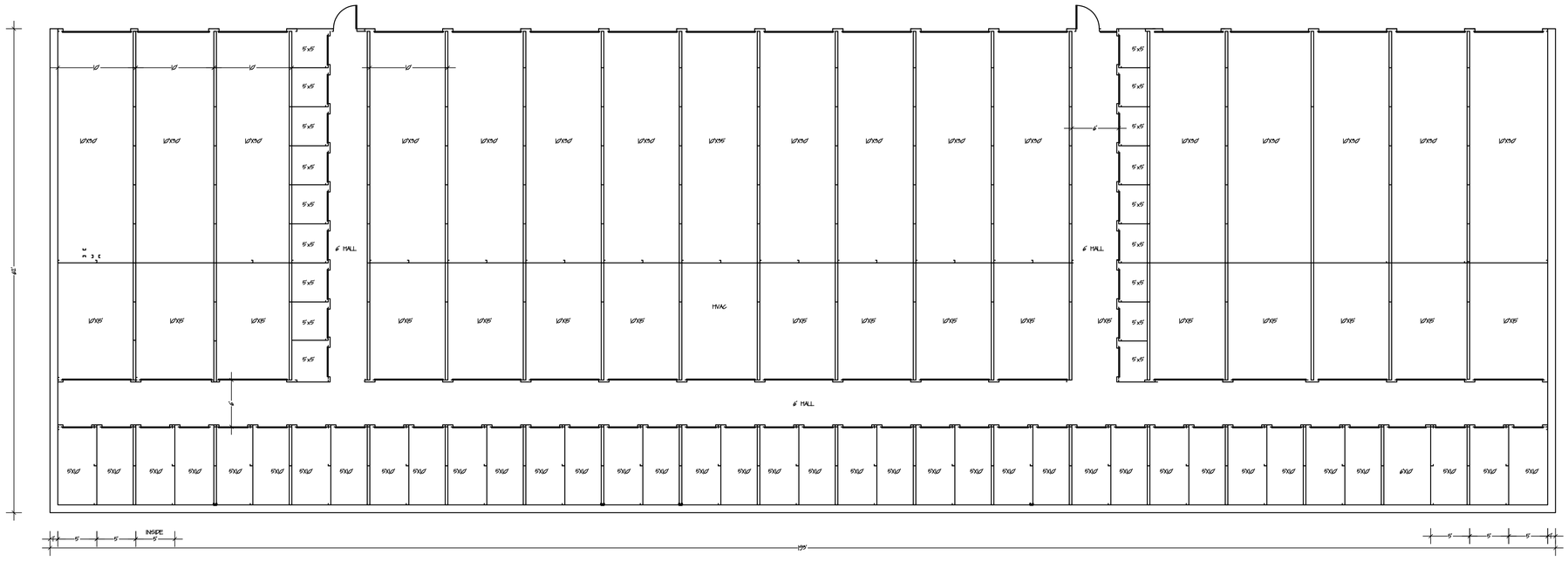
SHEET NUMBER

A-3



BLDG B
PROPOSED LOWER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

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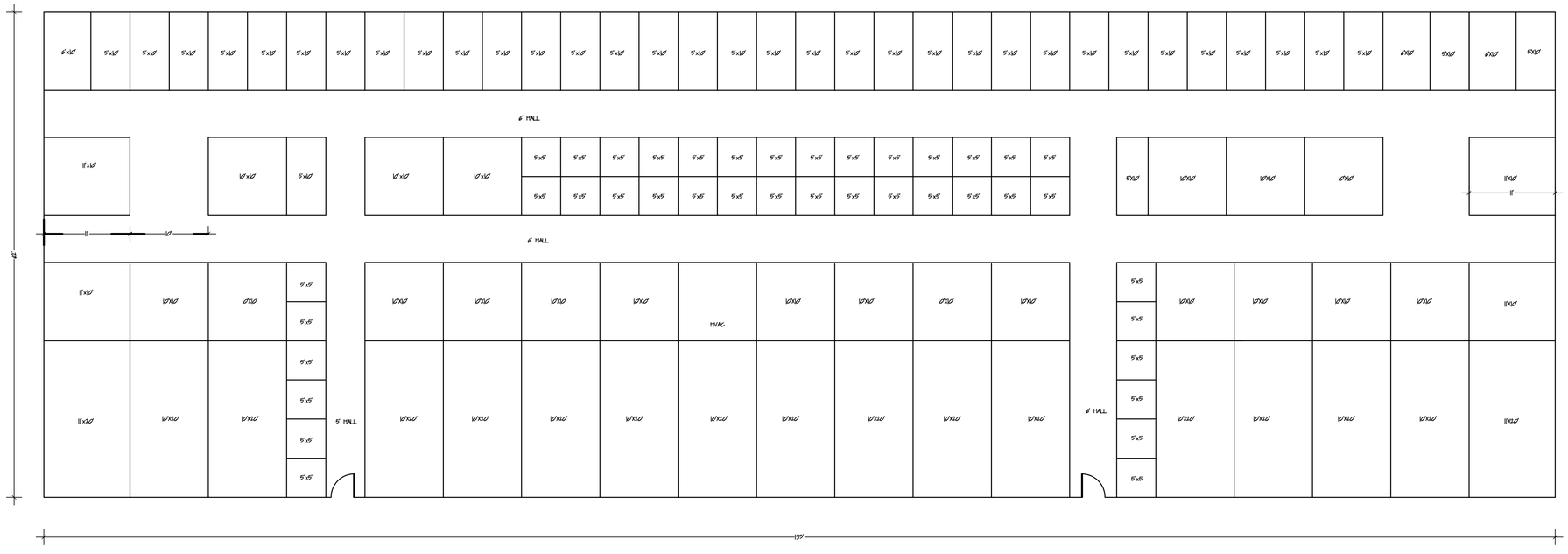
SHEET NUMBER

A-4



BLDG. B
PROPOSED MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"
11,966 SQ.FT.

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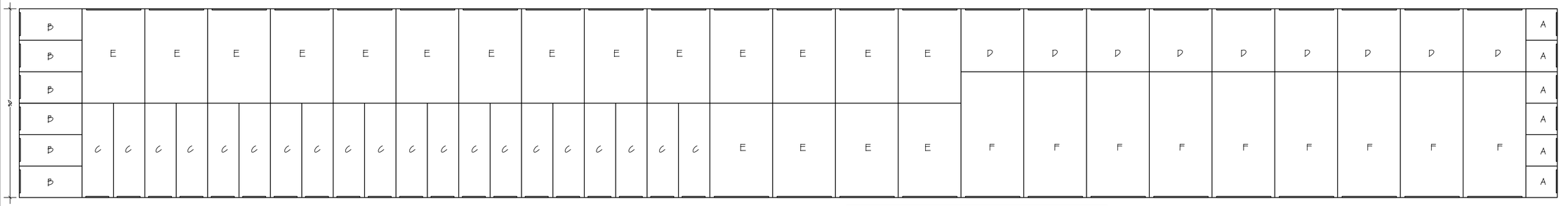
REVISIONS

NO.	DATE	DRAWN

SHEET NUMBER

A-5



1 / A-6

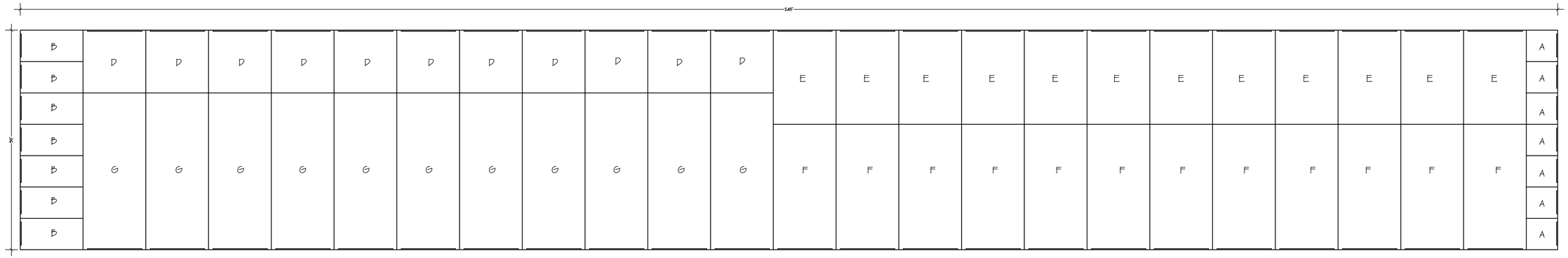
BUILDING C

PROPOSED MAIN LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

1,760 SQFT

UNIT MIX BUILDINGS 4,5 & 6				
MARK	SIZE	SF	QTY	TOTAL SF
A	5X5	25	13	325
B	5X10	50	13	650
C	5X15	75	20	1500
D	10X10	100	20	2000
E	10X15	150	30	4500
F	10X20	200	21	4200
G	10X25	250	36	9000
		TOTAL	193	22175



2 / A-6

BUILDING D

PROPOSED MAIN LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

8,575 SQFT

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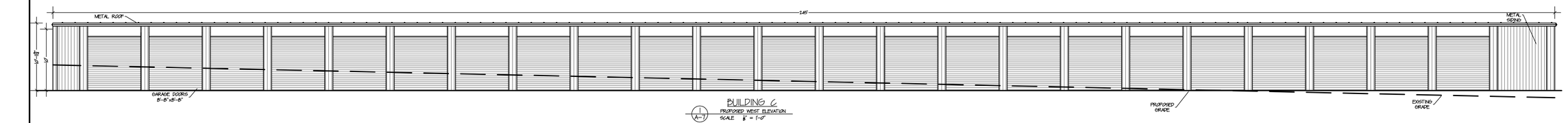
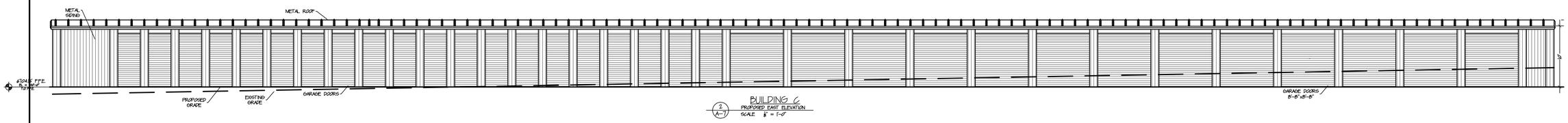
SHEET NUMBER

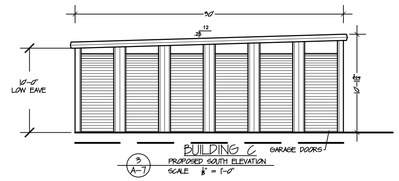
A-6



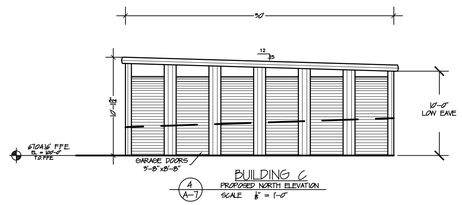
BUILDING C
1/A-7 PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"



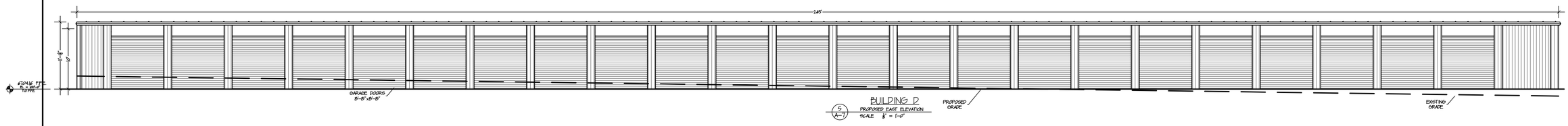
BUILDING C
2/A-7 PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"



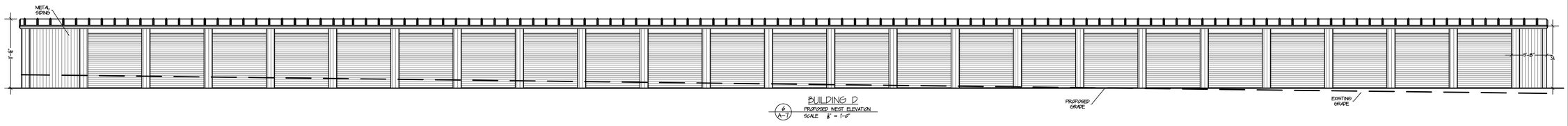
3/A-7 PROPOSED SOUTH ELEVATION
SCALE 1/8" = 1'-0"



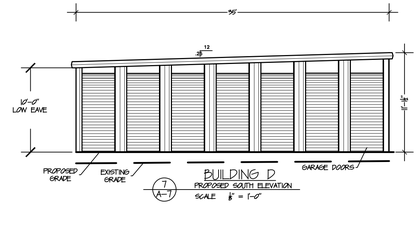
BUILDING C
4/A-7 PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"



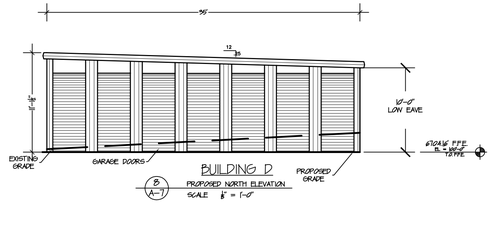
BUILDING D
5/A-7 PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"



BUILDING D
6/A-7 PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"



BUILDING D
7/A-7 PROPOSED SOUTH ELEVATION
SCALE 1/8" = 1'-0"



BUILDING D
8/A-7 PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"

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2657 JACOBS CIRCLE
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REVISIONS

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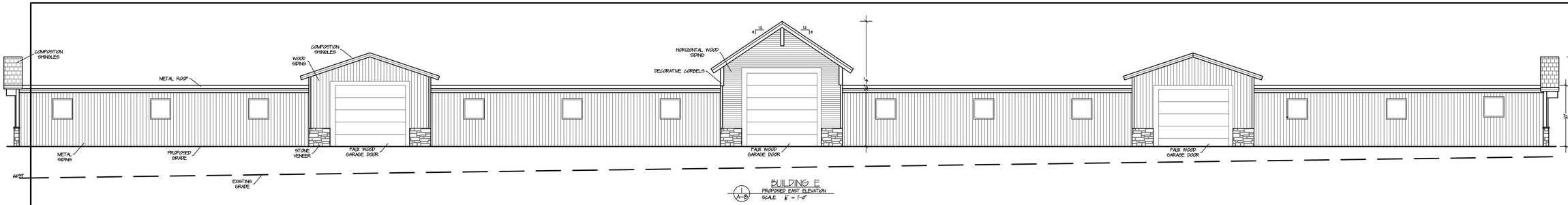
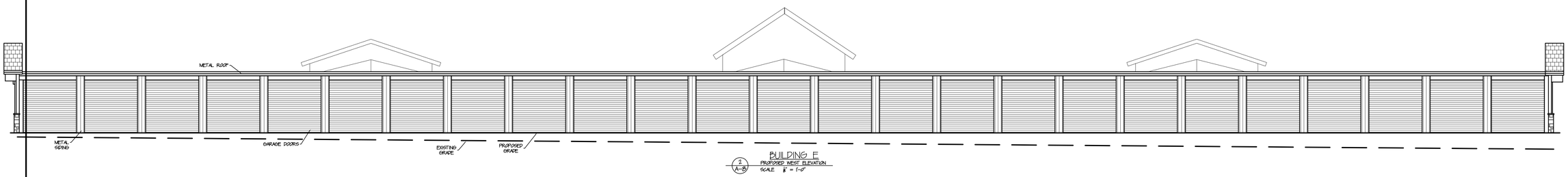
1	02-15-18	ECS

SHEET NUMBER

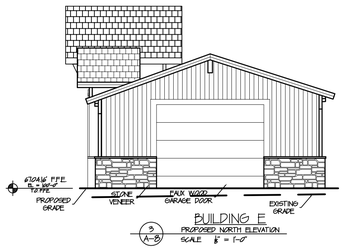
A-7



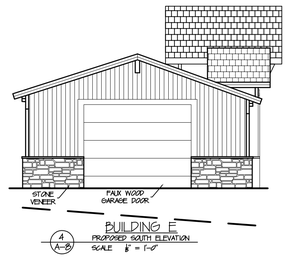
BUILDING E
1 / A-8 PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"



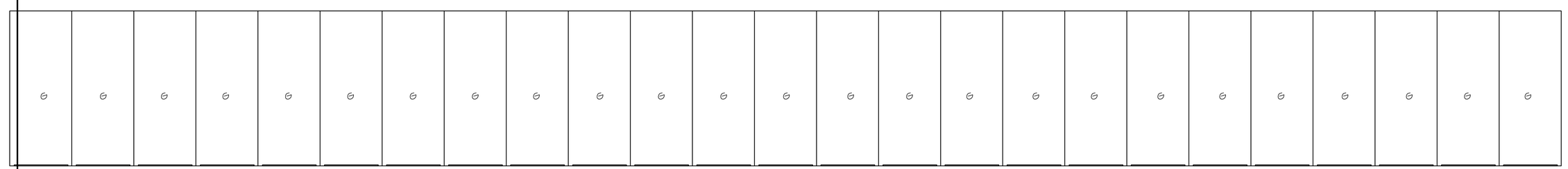
BUILDING E
2 / A-8 PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"



BUILDING E
3 / A-8 PROPOSED NORTH ELEVATION
SCALE 1/8" = 1'-0"



BUILDING E
4 / A-8 PROPOSED SOUTH ELEVATION
SCALE 1/8" = 1'-0"



BUILDING E
5 / A-8 PROPOSED MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"
6250 SQFT

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A-8

BUILDNG (E) SOUTHEAST ELEVATION

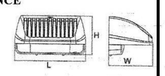
METAL SIDING

DOWNLIGHT SPEC

LED Wall Downlight / Wall Pack Cut Off Light

PLEASE READ INSTRUCTIONS CAREFULLY BEFORE INSTALLATION OR PERFORMING MAINTENANCE KEEP THIS FOR FUTURE REFERENCE

Wattages	Dimensions (mm)		
	L	H	W
15W/20W/24W	208	134	122
30W/42W	257	140	160



IMPORTANT SAFETY INFORMATION:

Input Voltage: AC 100-277V, 50/60Hz

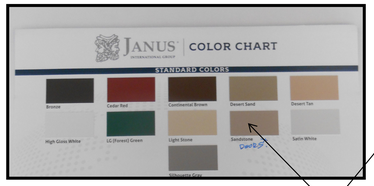
Working Temperature: -25°C~40°C

This fitting must be wired in accordance with the National Electrical Code & applicable local codes & ordinances.

Installation and servicing this fitting should be performed by qualified electrician only.

EXAMPLE OF SECURITY GATE

BUILDNG (E) SOUTHWEST ELEVATION



GARAGE DOORS

Chisel Gray Stackstone

Compare

STONE VENEER

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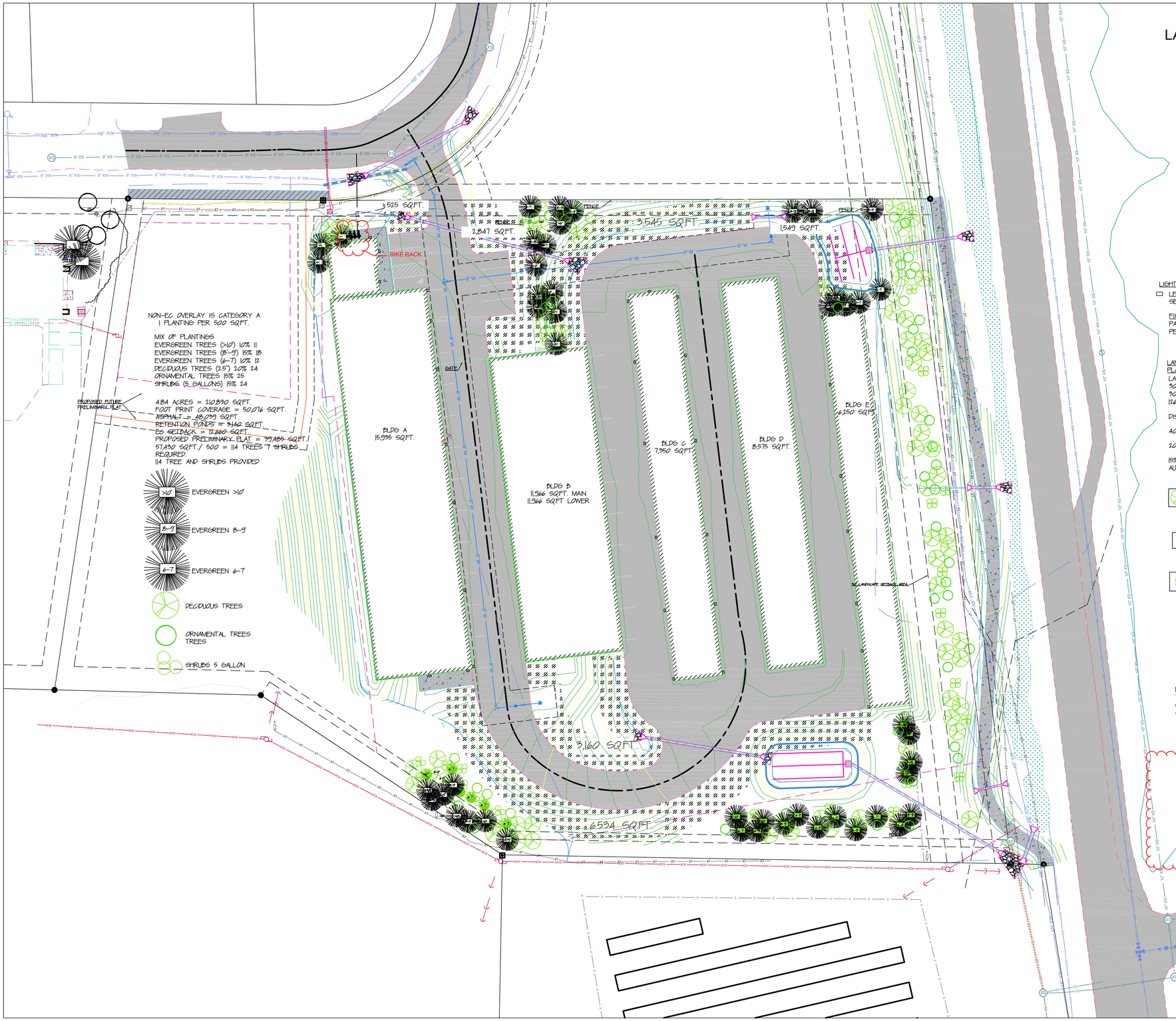
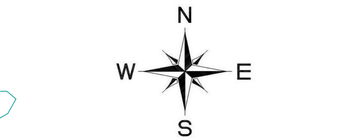
SHEET NUMBER

A-9

LANDSCAPE &LIGHTING PLAN

SCALE: 1" = 30'





0' 5' 15' 30' 50'

LIGHTING PLAN

▭ LED WALL DOWNLIGHT
SEE SPECS ON SHEET A-9

FIXTURE HEIGHT
PARKING AREA 20' MAX
PEDESTRIAN 16' MAX

LANDSCAPING
PLAN
LANDSCAPE CATEGORY: ELK RIVER ROAD ENTRY CORRIDOR
30' LANDSCAPE SETBACK AREA REQUIRED ADJACENT TO ELK RIVER ROAD
30' X 422' = 12,660 SQFT. LANDSCAPE SETBACK AREA
12660/ 100 = 63 TREES REQD

DISTRIBUTION OF TREES SHALL BE:

40% LARGE DECIDUOUS

20% & 35% MAX. TOTAL NUMBER OF TREES REQUIRED FOR ORNAMENTAL

15% MIN. AND 35% MAX. OF THE REQD LANDSCAPE AREA OF SHRUBS
AUTOMATIC IRRIGATION IS REQUIRED.

QTY. 15 30 REQUIRED
POPULUS TREMULOIDES
QUAKING ASPEN 1-1/2"
QTY. 15 ALNUS TENUIFOLIA
THIN LEAF ALDER 1-1/2"

QTY. 22 ACER GINNALA
GINNALA MAPLE 1-1/2"

QTY. 5 PRUNUS VIRGINIANA
MELANOCARPA
NATIVE CHOKECHERRY
QTY. 4 CORNUS STOLINFERA
FLAVIRAMEA
YELLOWTWIG DOGWOOD

60% MIN OF GRASS SEED REQUIRED
210,830 SQFT/ 60% =126,498 SQFT

75% MIN OF NATIVE PERINNIALS OR
GRASSES REQUIRED
210,830 SQFT/ 75% =158,122 SQFT

MAINTENANCE:
TREES AND GROUND COVER TO BE MAINTAINED BY
OWNER. GROUND COVER TO BE MOWED AS NEEDED.
ALL PLANT MATERIAL TO BE WATERED AS NEEDED.

SNOW
STORAGE

48,099 SQFT OF ASPHALT
48,099/ 2=24,049
24,049/ 25%=6,004 SQFT
18,114 SQFT OF SNOW STORAGE REQUIRED
18,161 SQFT. PROVIDED

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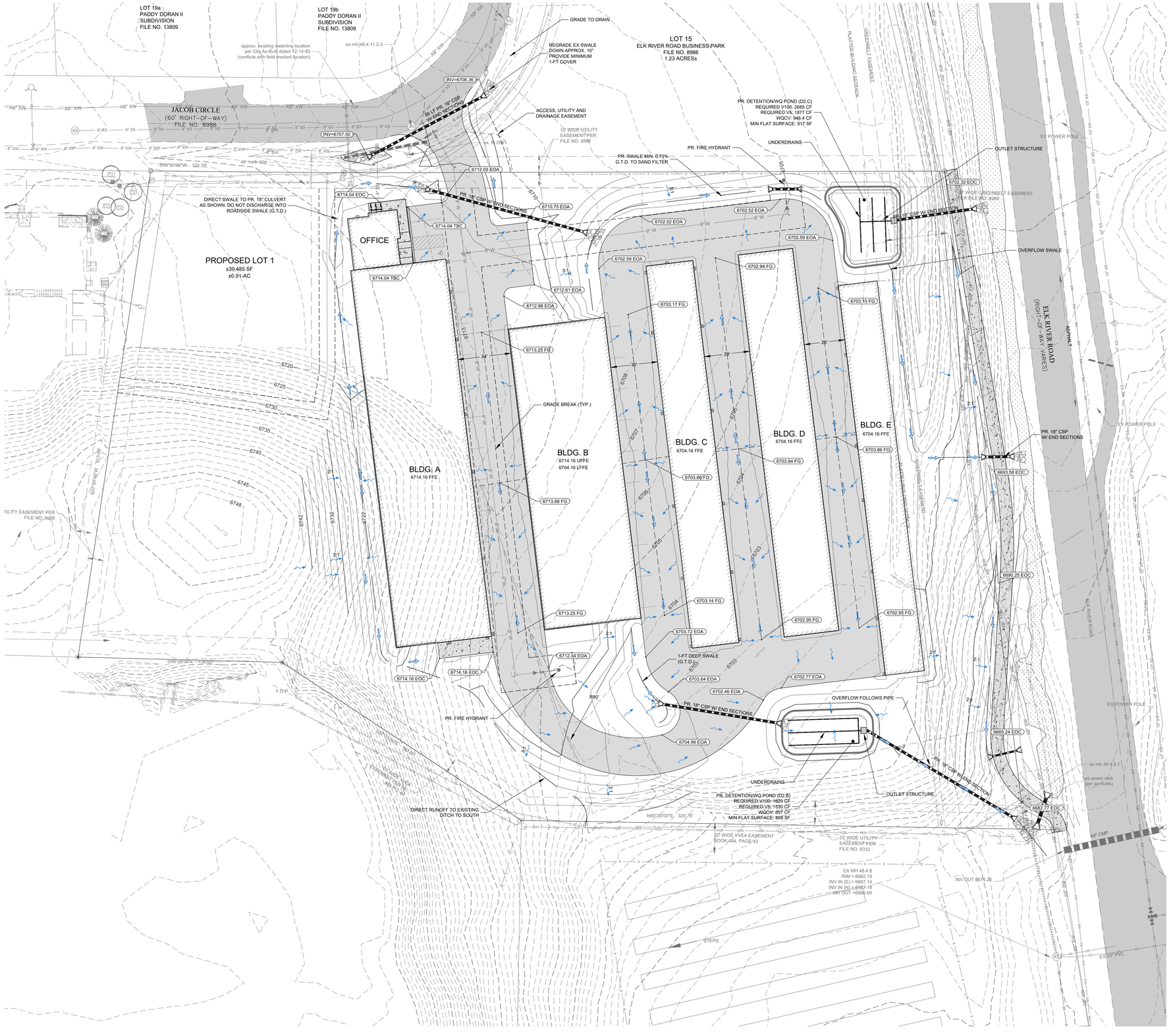
SHEET NUMBER



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED MAJOR CONTOUR — 6805
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR — 6805
- EXISTING MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT OF WAY
- FLOOD HAZARD LIMITS
- PROPOSED SPOT ELEVATION — 00.10
- EXISTING SPOT ELEVATION — 00.10 X
- PROPOSED OVERLAND FLOW DIRECTION W/SLOPE — 2.0%
- PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE — 2.0%
- EXISTING CHANNELIZED FLOW DIRECTION

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 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.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
6. CONTOUR INTERVAL IS 1-FT.

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1	2-23-18	LCI	Modified per TAC Comments

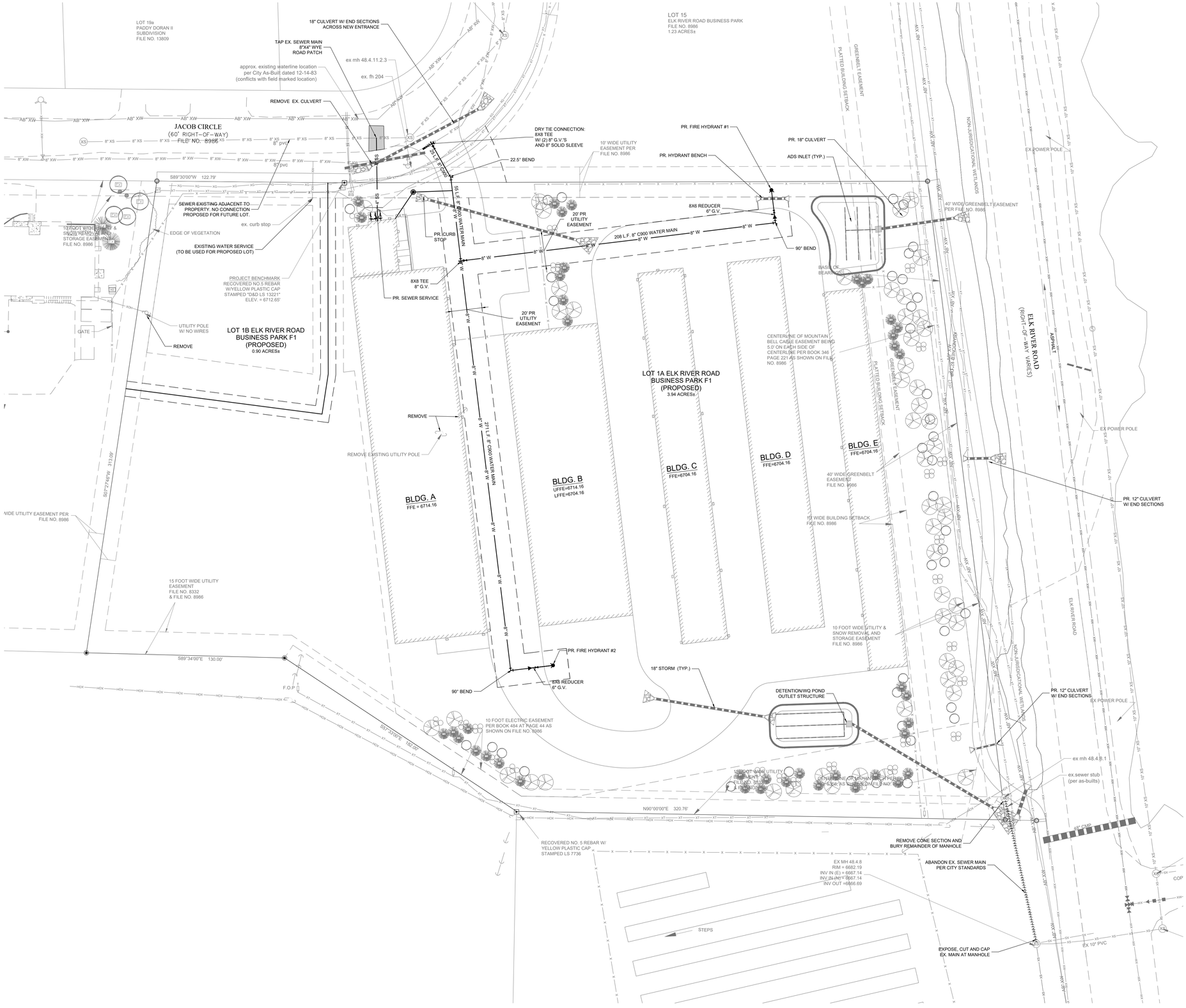
REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT: 2393-001
DATE: 01-19-18
DRAWN BY: EJG
CHECKED BY: LCI

Stop-N-Go Storage of Steamboat
Grading & Drainage Plan

SHEET
C.200
Of Sheets

DRAWING FILENAME: P:\2393-001\Work\Production Drawings\2393-001-Grading & Drainage.dwg LAYOUT NAME: C.200 DATE: Feb 22, 2018 - 3:57pm OSO OPERATOR: Matt
LST | OP XAMS: [4EHOMER]-[XAM2]_Log[2393-001-xhead]-[2393-001-xfoot][2393-001-xEast][2393-001-xSite]



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPOSED SANITARY SEWER W/ MH — SS — SS — SS
- EXISTING SANITARY SEWER W/ MH — XS — XS — XS — XS
- PROPOSED WATER — W — W — W — W
- PROPOSED GV, FH & CS
- EXISTING WATER — XW — XW — XW — XW

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 AROUNDAWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ½" 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 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.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR).

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REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT:	2393-001
DATE:	01-16-18
DRAWN BY:	EJG
CHECKED BY:	LCI

Stop-N-Go Storage of Steamboat
Water & Sewer Plan

SHEET
C.300
Of Sheets

DRAWING FILENAME: P:\2393-001\00\Production Drawings\2393-001 Water & Sewer.dwg LAYOUT NAME: C.300 DATE: Feb 22, 2018 - 3:37pm CAD OPERATOR: Matt
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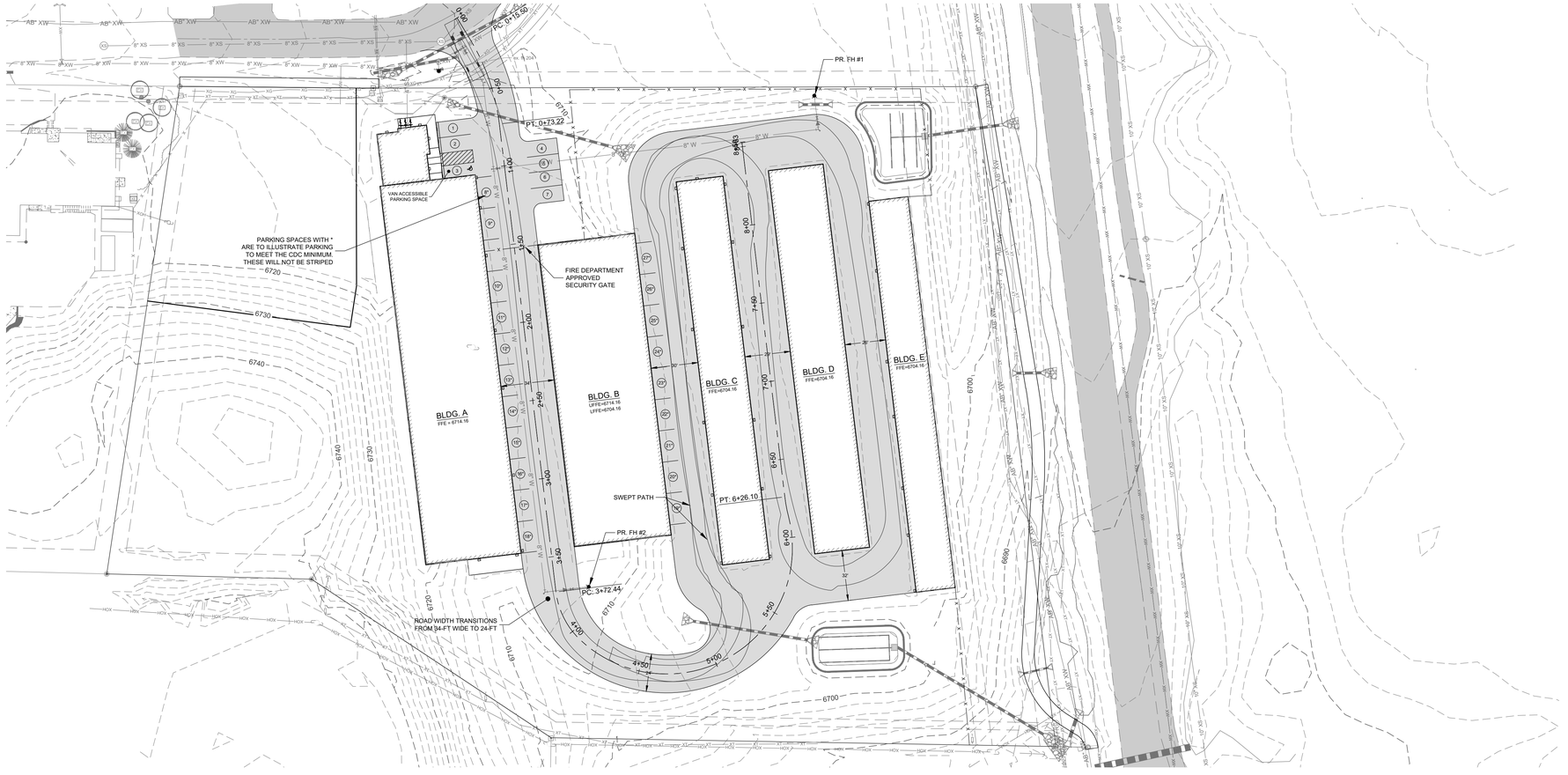

NORTH

40 0 40 80 120 Feet

(IN FEET)
1 inch = 40 ft.

LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED MAJOR CONTOUR	6805
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	6805
EXISTING MINOR CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
EXISTING RIGHT OF WAY	
FLOOD HAZARD LIMITS	
PROPOSED SPOT ELEVATION	00.10
EXISTING SPOT ELEVATION	00.10 X
PROPOSED OVERLAND FLOW DIRECTION W/SLOPE	2.0%
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE	2.0%
EXISTING CHANNELIZED FLOW DIRECTION	

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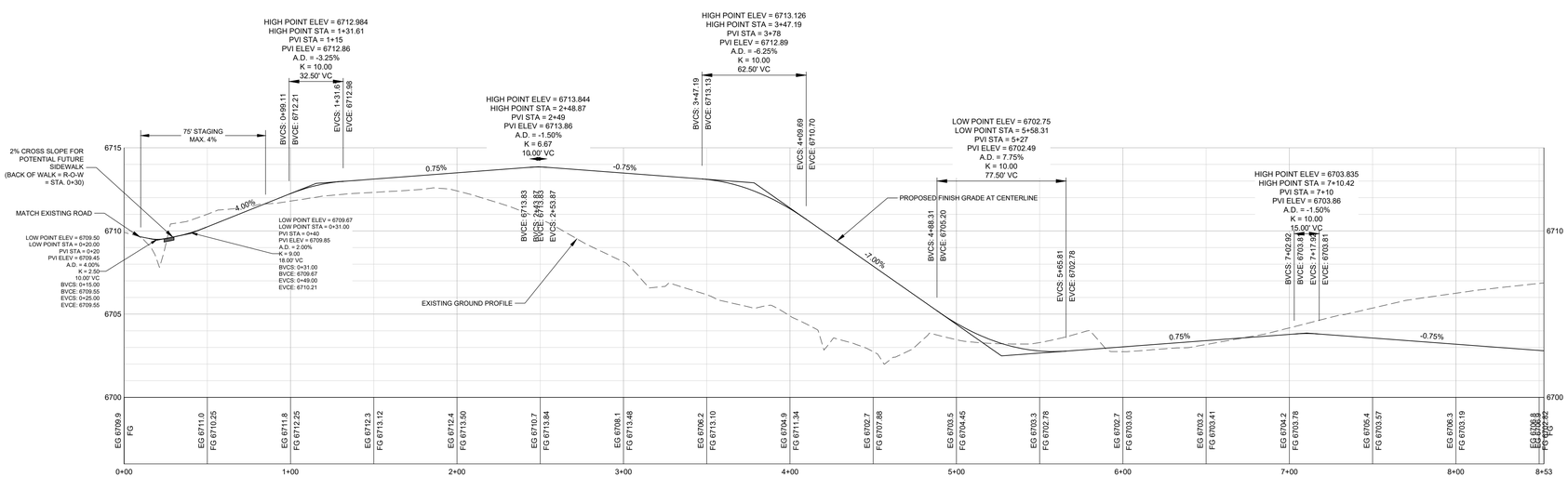
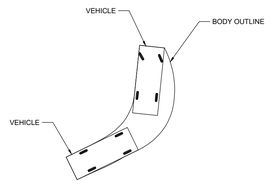
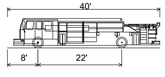
6. CONTOUR INTERVAL IS 1-FT.

FIRE APPARATUS ACCESS ROAD PLAN AND PROFILE



VEHICLE LEGEND:





Pumper Fire Truck	
Overall Length	40-FT
Overall Width	8.16-FT
Overall Body Height	7.75-FT
Track Width	8.17-FT
Lock-to-lock time	5.00 s
Max Wheel Angle	45°

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REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

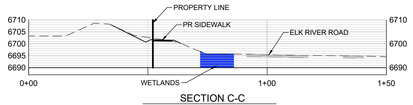
PROJECT: 2393-001
DATE: 01-19-18
DRAWN BY: EJG
CHECKED BY: LCI

Stop-N-Go Storage of Steamboat
Road Plan & Profile
Swept Path Analysis

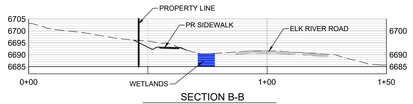
SHEET
C.410
Of Sheets

DRAWING FILENAME: P:\2393-001\Work\Production Drawings\2393-001 Fire Road Plan and Profile.dwg LAYOUT NAME: C.410 DATE: Feb 22, 2018 - 3:57pm CAD OPERATOR: Matt
LST OF XAVER: (ARCHDEPOT.DWG, Leg\2393-001-ADS\2393-001-4Dwg\2393-001-4Dwg\2393-001-4Dwg\2393-001-XRef)

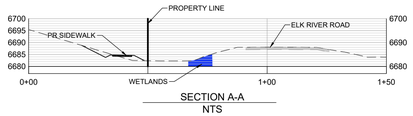
SECTION D-D
NTS



SECTION C-C
NTS



SECTION B-B
NTS



SECTION A-A
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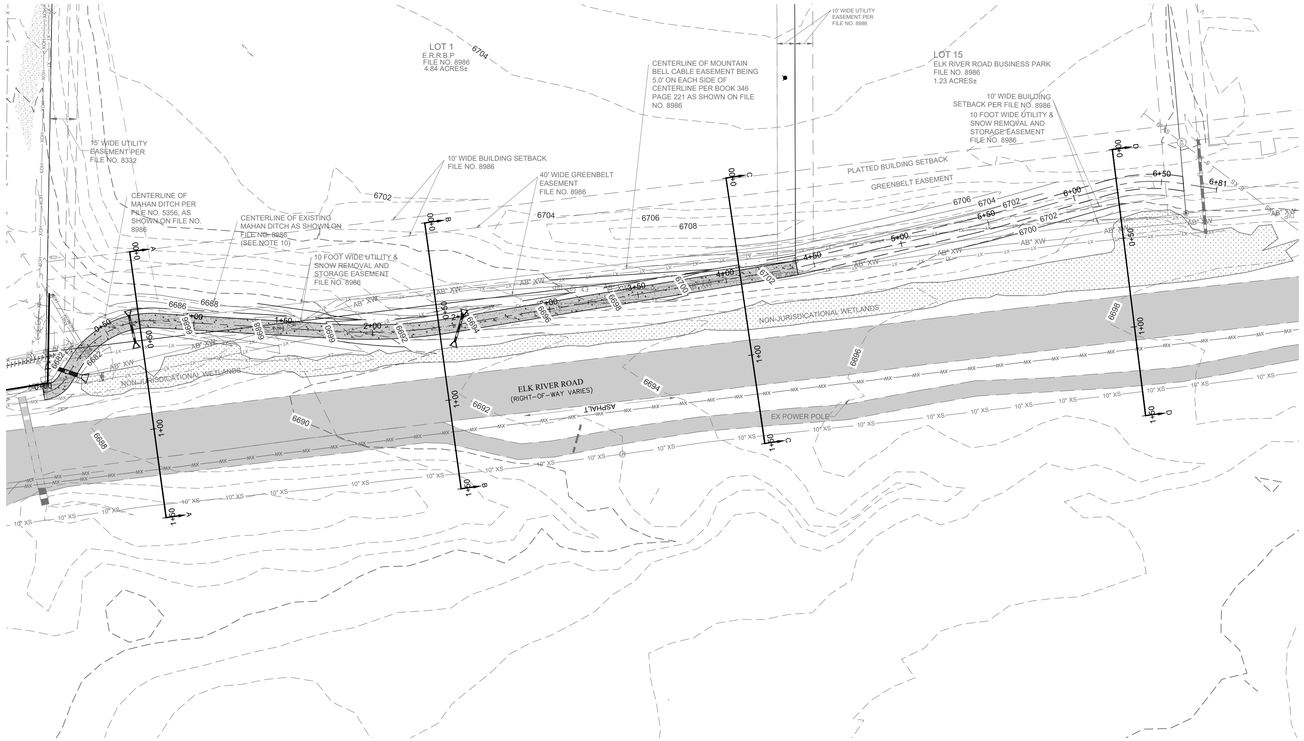
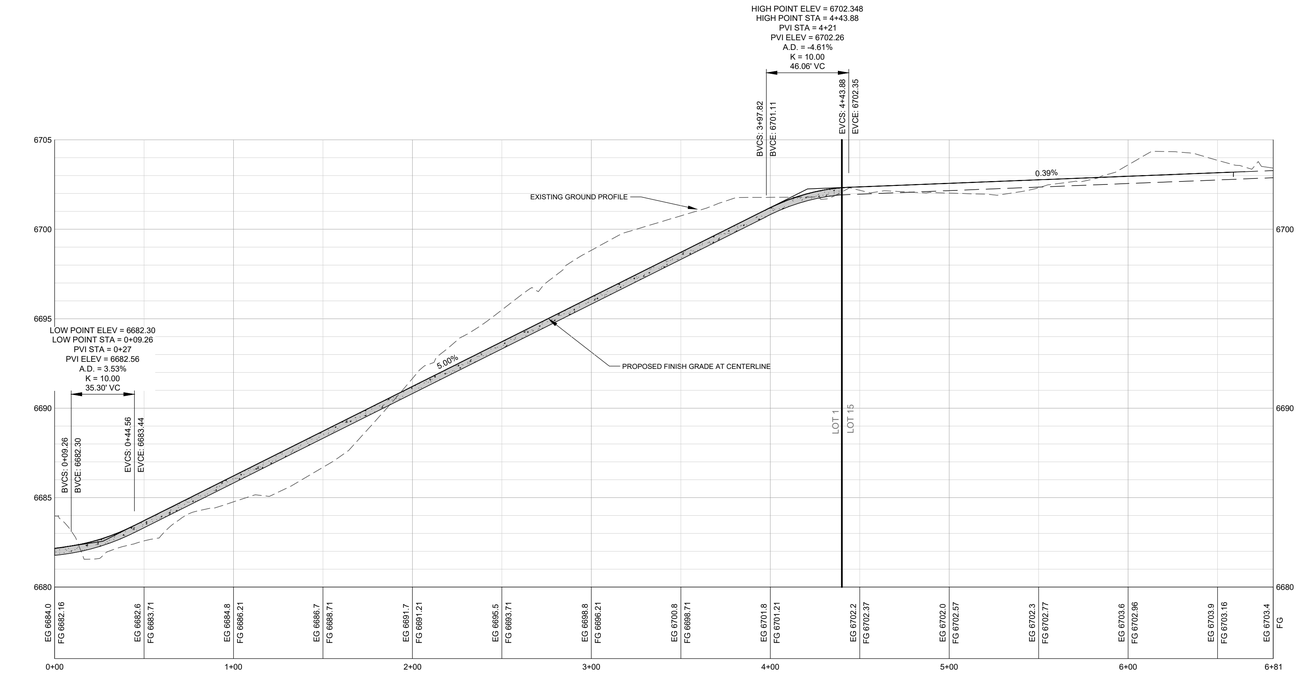
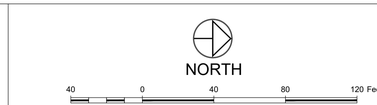


SIDEWALK PLAN AND PROFILE



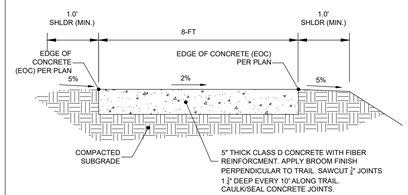


LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- PROPOSED SNOW STORAGE
- 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
- ELECTRIC
- ELECTRIC PED, JUNCTION BOX AND METER
- LIGHT POLE AND LIGHT POLE W/ MAST
- PROPOSED DITCH / SWALE
- UTILITY POLE AND GUY WIRE
- DITCH/SWALE
- EXISTING STORM SEWER W/ FES
- PROPOSED STORM SEWER W/ FES
- INLET AND STORM MANHOLE
- OVERLAND AND CHANNEL FLOW ARROWS
- CONIFEROUS AND DECIDUOUS TREE

NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. 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.
3. 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.
4. 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.
5. THIS SITE CONTAINS A CALCULATED AREA OF 3.94 ACRES.
6. NO PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS, AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. **THE PROPOSED IMPROVEMENTS ARE EXPECTED TO BE CONSTRUCTED IN ONE**



NOTES:

1. BACKFILL EDGE W/ TOPSOIL. FINISH GRADE TO BE FLUSH W/ TRAIL EDGE & SEEDED PER LANDSCAPE PLANS.
2. 2% MAXIMUM CROSS SLOPE.
3. AT A MINIMUM, SUBGRADE PREPARATION SHOULD CONSIST OF SCARIFICATION TO APPROXIMATELY 8 INCHES AND THEN WATERING AND COMPACTION.
4. COMPACT ALL FILL AREAS TO 95% STANDARD PROCTOR @ ±2% OPTIMUM. REMOVE ALL TOPSOIL PRIOR TO SUBGRADE PREPARATION.
5. SNOWMELT DESIGN INCLUDING BEDDING, INSULATION, AND TUBING BY OTHERS.
6. IF OVEREXCAVATE EXISTING SOILS, REFER TO GEOTECHNICAL REPORT FOR IMPORT MATERIALS.

DETACHED SIDEWALK
N.T.S.

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1	2-23-18	LCI	Modified per TAC Comments

REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT:	2393-001
DATE:	01-19-18
DRAWN BY:	EJG
CHECKED BY:	LCI

Stop-N-Go Storage of Steamboat
Sidewalk Centerline Plan & Profile

SHEET
C.420
Of Sheets

DRAWING FILENAME: P:\2393-001\Drg\Production Drawings\2393-001 Sidewalk Plan and Profile.dwg [LAYOUT NAME: C-420] DATE: Feb 22, 2018 - 3:59pm CAD OPERATOR: Matt
LDT | SF X-REFS: [ADVROM] [2393-001-xr-Arial] [2393-001-xr-Arial-PenPlot] [2393-001-xr-Arial-PenPlot] [2393-001-xr-Arial-PenPlot] [24 X 36] [24 X 36] [11x17] [11x17-ISO] [11x17-ISO-XSM] [11x17-ISO-XSM-XSP] [11x17-ISO-XSM-XSP-LNE]

AGENDA ITEM #2

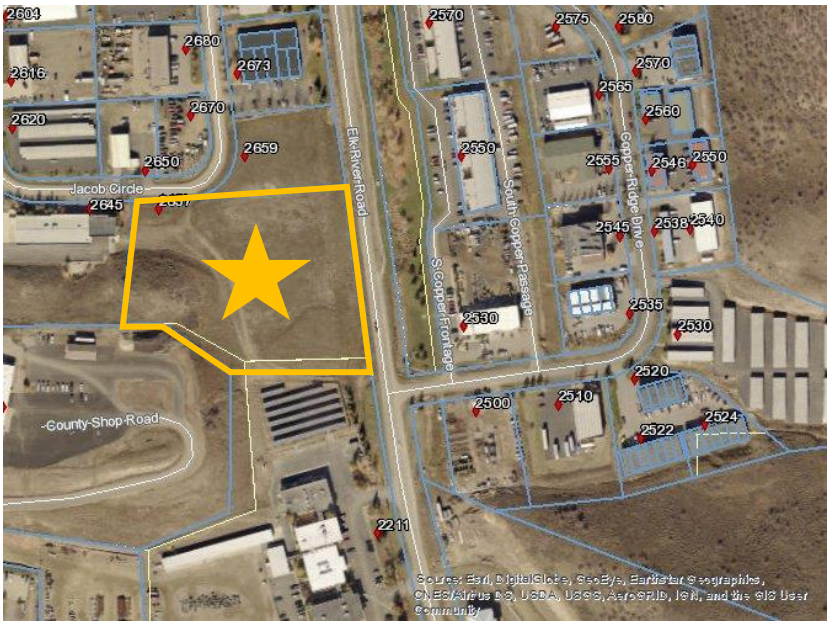
Staff Report
Department of Planning & Community Development

Planning Commission Agenda Item #2

Project Overview

Project Name Elk River Road Business Park Filing No.1 Lot 1 (2657 Jacob Circle)	Project Code & Type PP-18-02 Preliminary Plat
Applicant Kim Zeune	Zoning Industrial
Project Description Preliminary plat application requesting approval to subdivide Lot 1 into Lot 1A and Lot 1B.	
Prepared By Kelly Douglas City Planner 970-871-8245	Through Tyler Gibbs, AIA Director of Planning & Community Development 970-871-8244
Planning Commission Hearing April 12, 2018	City Council Hearing May 1, 2018

Project Location



Background

The subject property is zoned Industrial (I) and currently undeveloped. There was development proposed on this site in 2017; however, that application was withdrawn before it was heard by City Council. As a result there are no existing vested development rights. The lot was originally platted in 1982.

Project Description

The subject property is currently one 4.84 acre lot. The applicant is proposing to subdivide the subject property into two lots. Lot 1A is proposed to be 4.44 acres or 193,406.4 square feet (sf) and lot 1B is proposed to be .41 acres or 17,859.6 sf. The surrounding lots in the existing subdivision are of varying sizes and shapes. The proposed subdivision is consistent with the character of the existing subdivision. The proposal complies with all CDC standards, no variances are requested.

Dimensional Standards Overview		
Building Placement		
Lot Size	Standard	Proposed
Width	30' Minimum No Maximum	Lot 1A – 393'7" Lot 1B – 113'2"
Depth	No Minimum	Lot 1A – 416'4" Lot 1B – 150'5"
Area	No Minimum No Maximum	Lot 1A – 4.44 Acres / 193,406.4 sf Lot 1B – .41 Acres / 17,859.6 sf

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

Approval Criteria Summary	**Consistent?**		
	Yes	No	NA
Conforms with CDC	✓		
Each lot is developable	✓		
Conforms to all other applicable regulations	✓		
Compatible with development pattern	✓		
Physically suitable for development	✓		

713.D – A Preliminary Plat shall be approved upon finding that the following criteria are met:

1. The Preliminary Plat substantially conforms to all applicable requirements of this CDC, including requirements of the applicable zone district.

   Staff Analysis

   Consistent. The proposed subdivision conforms to all applicable requirements. Lot shape, usable lot area, circulation, drainage, easements and utilities have all been reviewed and found to be in conformance. Open space was provided with the original subdivision. No variances are requested.

2. Each lot in the subdivision that is proposed for development shall be developable. Elements reviewed for developability include a demonstrated ability to meet the requirements of this CDC in terms of zone district standards, development standards, and subdivision standards.

   Staff Analysis

   Consistent. Both lots in the proposed subdivision are developable. They both meet all lot size zone district standards, applicable development standards and subdivision standards.

3. The Preliminary Plat conforms to all other applicable regulations and requirements including but not limited to state law, the Steamboat Springs Municipal Code, any capital improvement plan or program, or any Improvements Agreement or Development Agreement for the property.

   Staff Analysis

   Consistent. The proposed subdivision conforms to all applicable regulations and is subject to the conditions of approval listed below.

4. The Preliminary Plat shall be compatible with the character of existing or planned land development pattern in the vicinity and shall not adversely affect the future development of the surrounding area.

   Staff Analysis

   Consistent. The surrounding lots in the existing subdivision are of varying sizes and shapes. The proposed subdivision is consistent with the development pattern of the existing subdivision.

5. The land proposed for subdivision shall be physically suitable for development, considering its topography, the presence of steep or unstable slopes, existing natural resource features such as wetlands, floodplains, and sensitive wildlife habitat areas, and any environmental hazards such as avalanche or landslide paths, rockfall hazard areas, or wildfire hazard areas that may limit the property's development potential.

   Staff Analysis

   Consistent. The two proposed lots are physically suitable for development. Considering the topography of the subject property, areas with slopes exceeding 30% have been designated as unbuildable through the use of building envelopes. Care was also taken by the Applicant to avoid constructing the sidewalk along Elk River Road in non-jurisdictional wetlands to the extent practical. There are no other known environmental hazards that may limit the property's development potential.

Staff Findings

Staff finds that the Preliminary Plat application PP-18-02 at Elk River Road Business Park Filing No. 1 Lot 1 (2657 Jacob Circle) for approval of a two lot industrial subdivision, is CONSISTENT with the Criteria for Approval for a Preliminary Plat.

Recommended Motion

Planning Commission recommends approval of PP-18-02, a Preliminary Plat application, to allow for a two lot subdivision at Elk River Road Business Park Filing No. 1 Lot 1 (2657 Jacob Circle) with the following conditions:

1. For the Preliminary Plat improvements, Civil Construction Plans prepared by a licensed Colorado Civil Engineer must be submitted for review by Engineering, Planning, and City Utilities. Civil Construction Plan approval is required prior to approval of improvements agreement or final plat, and in any case prior to the start of infrastructure construction.
2. The owner shall construct all required improvements as shown on the preliminary plat or provide surety prior to recording the final plat.
3. The owner shall pay proportionate share of potential future intersection improvements at Downhill Drive/US40 intersection, calculated at 0.41% of current cost basis for intersection improvements ($6,420,000) or $26,322. Payment shall be submitted prior to recording the final plat.
4. Sidewalk and stormwater infrastructure improvements are considered critical infrastructure and must be constructed and approved prior to issuance of any certificate of occupancy for any Building Permit within the Preliminary Plat.
5. The owner shall provide cash-in-lieu for the required sidewalk along Jacobs Circle in the amount of $11,143 prior to recording the final plat.

6. The owner shall dedicate an easement for any portion of the Elk River Road sidewalk that is not in the Right-of-Way on the final plat.

Attachments

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

Attachment 1

Project Timeline

Project Code: DPP-18-01, CU-18-01, PP-18-02
Project Name: Elk River Road Business Park Filing No. 1 Lot 1 (2657 Jacob Circle)

	DATES	NOTES
Pre-Submittal Meeting	10/26/17	
Application Submitted	01/18/18	
TECHNICAL ADVISORY COMMITTEE REVIEW		
TAC Letter	02/09/18	
Resubmittal	02/23/18	
TAC Letter	03/13/18	
PUBLIC NOTICE		
Newspaper Notice	04/01/18	
Mailed Notice	03/28/18	
Property Posting	03/28/18	
Mineral Notice	01/25/18	
PUBLIC HEARINGS		
Planning Commission	04/12/18	
City Council	05/01/18	

NOTES

January 19, 2018

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

Hand Delivered

RE: DP-Public Hearing and Preliminary Plat Application for "Stop-N-Go Storage"
Lot 1, Elk River Road Business Park, Steamboat Springs, Colorado

Ladies and Gentlemen:

On behalf of Stop-N-Go Storage of Steamboat (Applicant), we are submitting a Development Plan (Public Hearing) and Preliminary Plat package for 'Stop-N-Go Storage of Steamboat' on Lot 1, Elk River Road Business Park, Steamboat Springs, Colorado. This narrative has been developed to address both applications, yet the applications remain separate.

Our Clients, Mr. Kim Zeune and Ms. Melissa Lewis, run a family-owned business and have successfully developed numerous self-storage facilities throughout the United States. They have enjoyed Steamboat Springs on a personal level and are looking to invest in our community. They have been investigating this parcel and developing various site plans in an effort to reconcile expected costs with their market expectation.

The property is approximately 4.84-acres located on Lot 1, Elk River Road Business Park, per File No. 8986 in Routt County Records, and is specifically located at 2657 Jacob Circle, just north of the YVEA Campus.

This application has 2 primary goals:

1. Create Self-Storage in a manner that is sensitive to view corridors, intensity of use, and long range planning; and

2. Create a smaller, stand-alone lot for future industrial use.

Project Description:

This application proposes a self-storage facility that includes 2 temperature controlled buildings (2-story) along with 3 traditional single story buildings. The site plan has been carefully developed with the following considerations:

1. Coordinate with the adjacent lot owner to shift the access to the midpoint of the curve on Jacob Circle to improve safety and intersection sight lines;
2. Provides on-site management;
3. Maintains security with a single access;

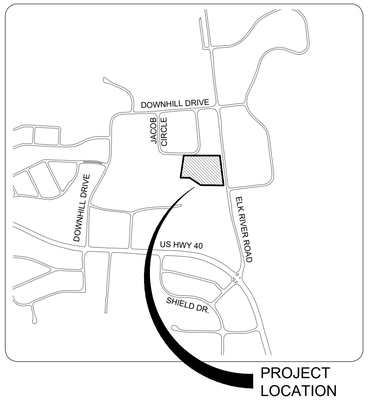
PRELIMINARY PLAT

FOR

STOP-N-GO STORAGE OF STEAMBOAT SUBDIVISION

REPLAT OF LOT 1, ELK RIVER ROAD BUSINESS PARK

FEBRUARY 2018



NORTH

VICINITY MAP

1" = 1000'

CONTACT INFORMATION

PROJECT TEAM:

OWNER
STOP-N-GO STORAGE OF STEAMBOAT
PO BOX 1378
PATASKALA, OH 43062
(614) 402-4961
ATTN: MR. KIM ZEUNE

CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: ERIK GRIEPENTROG, P.E.

BASE MAPPING SURVEYOR
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: JEFF GUSTAFSON, P.L.S.

BUILDING DESIGNER
YAMPA VALLEY ENGINEERING, INC.
1794 KAMAR PLAZA
STEAMBOAT SPRINGS, CO 80487
(970) 870-9229
ATTN: JIM STEGMAIER, P.E.

GEOTECHNICAL ENGINEER
NORTHWEST COLORADO CONSULTANTS, INC. (NWCC)
2580 COPPER RIDGE DRIVE
STEAMBOAT SPRINGS, CO 80487
(970) 879-7888
BRIAN LEN, P.E.

UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	STUART KING, P.E.	(970) 871.8293
CITY UTILITIES	AMBER GREGORY, P.E.	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.2424
CENTURY LINK	KELLY McCLERNON	(970) 328.8288
COMCAST	DAVID STEPESNICK	(970) 534.0610
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION

SHEET INDEX

PP-1 - COVER SHEET
PP-2 - EXISTING CONDITIONS PLAN
PP-3 - PRELIMINARY PLAT
PP-4 - SITE PLAN (DEVELOPMENT PLAN SHEET C.100)
PP-5 - WATER & SEWER SERVICE, GRADING & DRAINAGE PLAN
PP-6 - SIDEWALK CENTERLINE PLAN & PROFILE

PROJECT BENCHMARK:

SITE BENCHMARK: A RECOVERED NO.5 REBAR WITH YELLOW PLASTIC CAP STAMPED "D&D LS 13221, HAVING AN ELEVATION OF 6712.65' BASED ON THE NORTH AMERICAL VERTICAL DATUM OF 1988 (NAVD88). SEE EXISTING CONDITIONS EXHIBIT.

FIELD SURVEY BY:

LANDMARK CONSULTANTS, INC.
PROJECT NO. 2373-002
DATE: SEPTEMBER 21, 2017

PROPERTY OWNER/DEVELOPER

NAME: STOP-N-GO STORAGE OF STEAMBOAT
ATTN: MR. KIM ZEUNE
ADDRESS: PO BOX 1378
ADDRESS: PATASKALA, OH 43062

SIGNATURE DATE

PREPARER OF PRELIMINARY PLAT/ DEVELOPMENT PLAN

NAME: LANDMARK CONSULTANTS, INC., (ET AL)
ATTN: MR. ERIK GRIEPENTROG, P.E.
ADDRESS: P.O. BOX 774943
ADDRESS: STEAMBOAT SPRINGS, CO 80477

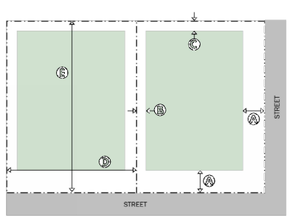
SIGNATURE DATE

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

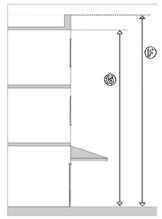
NAME: MR. TYLER GIBBS, AIA
TITLE: DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
ADDRESS: P.O. BOX 775088
ADDRESS: STEAMBOAT SPRINGS, CO 80477

SIGNATURE DATE

THE ATTACHED PRELIIMINARY PLAT FOR STOP-N-GO STORAGE OF STEAMBOAT WAS APPROVED ON _____, 2018
BY _____



Property Line
Building Envelope



Building Placement		
Lot Line Setbacks		
Front		(A)
Principal Building	15' min.	
Accessory Building	15' min.	
Side		(B)
Principal Building	10' min.	
Accessory Building	10' min.	
Rear		(C)
Principal Building	10' min.	
Accessory Building	10' min.	
Lot Size		
Width [1]	30' min.	(D)
	no max.	
Depth [1]	no min.	(E)
Area	no min.	
	no max.	
Parking Lot Placement		
Lot Line Setbacks		
Front		
EC Overlay Zone	30' min.	
Non-Entry Corridor >50 Spaces	15' min.	

Building Form		
Building Height [1]		
Principal Building		
Overall Height		
EC Overlay Zone	40' max.	(F)
Non-Entry Corridor	32' max.	(F)
Average Plate Height	28' max.	(G)
Special Work Areas		
Overall Height	40' max.	(F)
Average Plate Height	40' max.	(G)
Accessory Building		
Overall Height	32' max.	(F)
Average Plate Height	28' max.	(G)
Other Standards		
Building Intensity		
Lot Coverage	60% max.	
Floor Area Ratio	60% max.	
Dwelling Unit Size	1,400 sf max.	
Density		
Dwelling Units per Lot	no max.	

[1] The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to Section 801 for rules of measurement.

CONDITIONS OF APPROVAL

CONDITION NUMBER	DESCRIPTION	DEPARTMENT PLACING CONDITION

PROJECT SUMMARY TABLE

GROSS SITE AREA	4.84 ACRES (±)		
% OF SITE AREA IN ROW	0		
NUMBER OF LOTS	2		
STANDARDS	**ZONE DISTRICT REQUIREMENTS**	**PROPOSED**	**VARIANCE? (YES/NO)**
AVERAGE LOT SIZE	N/A	2.42 AC (±)	N
LOT WIDTH	30' MIN.	> 30' MIN.	N
LOT LENGTH	N/A	>0	N
LOT COVERAGE	60% MAX.	60% MAX.	N
USABLE LOT AREA	60% OF CONTIGUOUS		N
BLOCK LENGTHS	N/A	N/A	N
INDIVIDUAL LOT FRONTAGE	30' MIN.	110'-0"	N
PROJECT FRONTAGE	N/A	N/A	N
OPEN SPACE SQUARE FOOTAGE	10% MIN.	N/A PER CDC 602.K.1.C	N

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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NO.	DATE:	BY:	DESCRIPTION:
1	2-23-18	LCI	Modified per TAC Comments

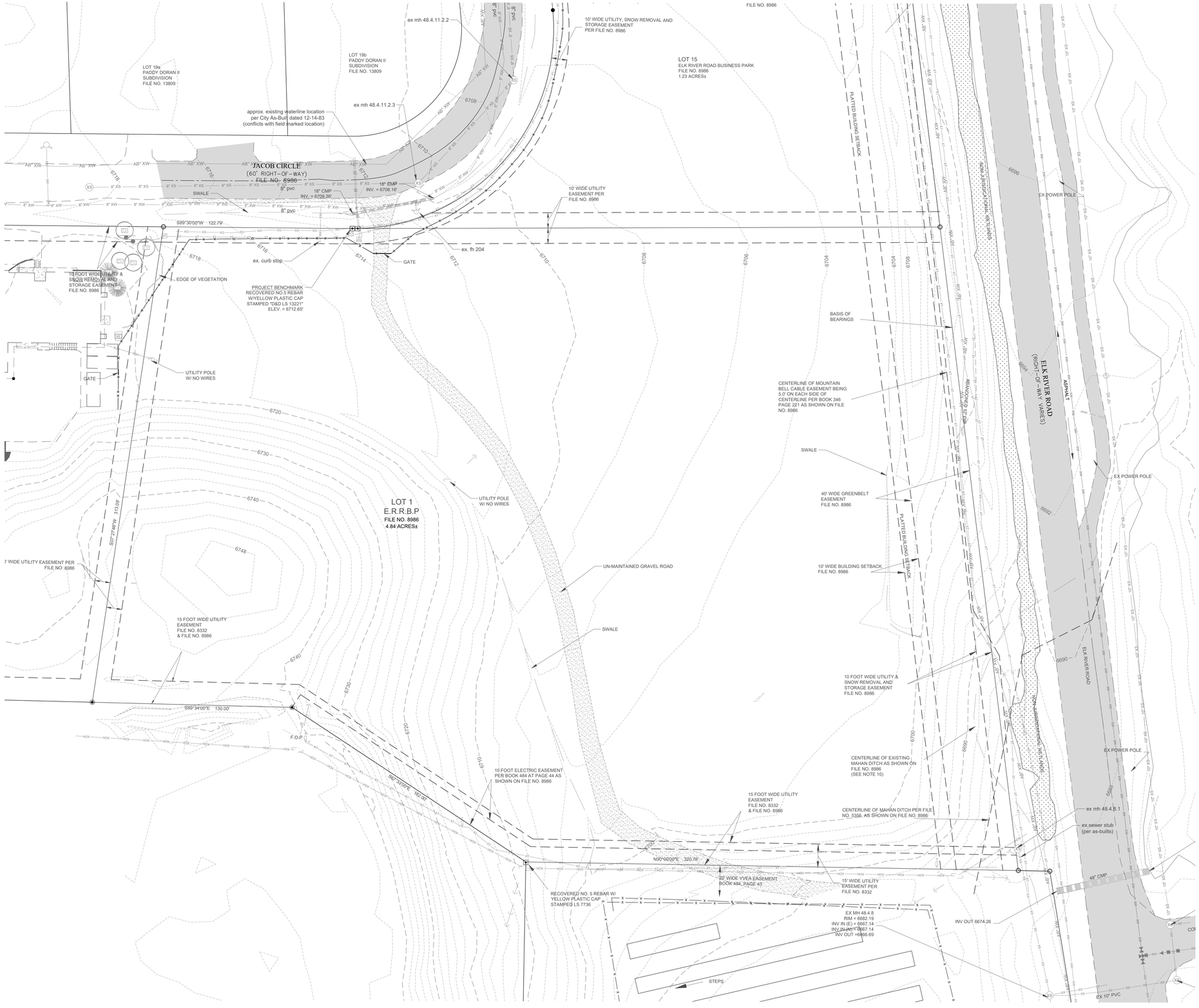
REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT: 2393-001
DATE: 01-19-18
DRAWN BY: EG
CHECKED BY:

Stop-N-Go Storage of Steamboat
Cover Sheet

SHEET
PP-1

DRAWING FILENAME: P:\2393.001\Work\Production Drawings\2393-001 Cover-Preliminary Plat.dwg LAYOUT NAME: PP-1 DATE: Feb 22, 2018 - 3:56pm CAD OPERATOR: Matt
LOT 1 OF 3055 S. LINCOLN [LANDMARK]



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- FOUND MONUMENT
- FOUND SECTION CORNER
- BUILDING
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- DITCH/SWALE
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- FLOW ARROW
- CONIFEROUS AND DECIDUOUS TREE

NOTES:

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2. THE PROPERTY DESCRIPTION SHOWN HEREON WAS PROVIDED BY OUR CLIENT.
3. BOUNDARY INFORMATION, EASEMENTS, AND BUILDING ENVELOPE ARE SHOWN HEREON PER THE PLAT OF ELK RIVER ROAD BUSINESS PARK, FILE NO. 8986.
4. BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF 1430397.07(N), 2616472.44(E) AND A SCALE FACTOR OF 1.000366550.
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9. THE LAST FIELD INSPECTION OF THE SITE WAS ON SEPTEMBER 21, 2017.
10. LANDMARK CONSULTANTS, INC. OBSERVED NO EVIDENCE OF IRRIGATION DITCHES ON THE SUBJECT PROPERTY DURING THE COURSE OF OUR FIELDWORK. THE CENTERLINE OF EXISTING MAHAN DITCH IS SHOWN HEREON AS IT IS SHOWN ON THE PLAT OF ELK RIVER ROAD BUSINESS PARK. LANDMARK CONSULTANTS, INC. RECOMMENDS THE OWNER RETAIN A WATER ENGINEER AND A WATER ATTORNEY TO ADDRESS THESE MATTERS.
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PROPERTY DESCRIPTION:

14. LOT 1, ELK RIVER ROAD BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1982 AT FILE NO. 8986 STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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NO.	DATE:	BY:	DESCRIPTION:
1	2-23-18	LCI	Modified per TAC Comments

REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT:	2393-001
DATE:	01-19-18
DRAWN BY:	JAG
CHECKED BY:	LCI

Stop-N-Go Storage of Steamboat
Existing Conditions Exhibit

SHEET
PP-2

DRAWING FILENAME: P:\2393-001\Drg\Production Drawings\2393-001 Existing Conditions.dwg [LAYOUT NAME: PP-2 DATE: Feb 22, 2018 - 3:56pm CAD OPERATOR: Matt Lott (SP XREFS: [XBORDER] [XLIGHT_Log] [SURVEY] [2393-001-xHatch] [2393-001-xHatch])]

LOT 19a
PADDY DORAN II
SUBDIVISION
FILE NO. 13809

LOT 19b
PADDY DORAN II
SUBDIVISION
FILE NO. 13809

approx. existing waterline location
per City As-Built dated 12-14-83
(conflicts with field marked location)

ex mh 48.4.11.2.3

JACOB CIRCLE
(60' RIGHT-OF-WAY)
FILE NO. 8986

8" pvc

24" CMP

ACCESS, UTILITY AND
DRAINAGE EASEMENT

10' WIDE UTILITY
EASEMENT PER
FILE NO. 8986

ex. fh 204

ex. curb stop

S89°30'00"W 122.79'

LOT 15
ELK RIVER ROAD BUSINESS PARK
FILE NO. 8986
1.23 ACRES±

GREENBELT EASEMENT
PLATTED BUILDING SETBACK

EX POWER POLE

15' ZONING SIDE SETBACK

94.22'
SETBACK FRONTAGE

20'

20'

40' WIDE GREENBELT EASEMENT
PER FILE NO. 8986

PR. DRAINAGE EASEMENT
FOR DRAINAGE FROM LOT 1B TO POND D.2C

PR. DRAINAGE EASEMENT

10' EASEMENT/ZONING SIDE SETBACK

LOT 1B ELK RIVER ROAD
BUSINESS PARK F1
0.41 ACRES±

10' ZONING SIDE SETBACK

125.35'

N4°15'30"W

10' ZONING SIDE SETBACK

PR. BUILDING ENVELOPE RESTRICTION

PR. BUILDING ENVELOPE
RESTRICTION

S82° 36' 05"E 129.74'

S08° 45' 22"W 26.85'

LOT 1A ELK RIVER ROAD
BUSINESS PARK F1
4.44 ACRES±

ABANDONED 12" CMP

ELK RIVER ROAD
(RIGHT-OF-WAY VARIES)

ASPHALT

EX POWER PLE

AREAS GENERALLY
EXCEEDING 30% SLOPE (TYP.)

S07°27'48"W 313.69'

UTILITY EASEMENT PER
FILE NO. 8986

S89°34'00"E 130.00'

F.O.P

S07°33'00"E 182.00'

10' WIDE Y/VEA
EASEMENT PER BK
484 PG. 44

10' ZONING SETBACK

PR. BUILDING ENVELOPE RESTRICTION

N90°00'00"E 320.76'

20' WIDE Y/VEA EASEMENT
BOOK 484, PAGE 43

15' WIDE UTILITY
EASEMENT PER
FILE NO. 8332

EX MH 48.4.8
RIM = 6682.19
INV IN (E) = 6667.14
INV IN (N) = 6667.14
INV OUT =6666.69

INV OUT 6674.26

EX POWER POLE

ex mh 48.4.8.1

ex.sewer stub
(per as-builts)

48" CMP

EX 10" PVC

STEPS

ELK RIVER ROAD

EX POWER POLE

NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

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NO.	DATE:	BY:	DESCRIPTION:
1	2-23-18	LCI	Modified per TAC Comments

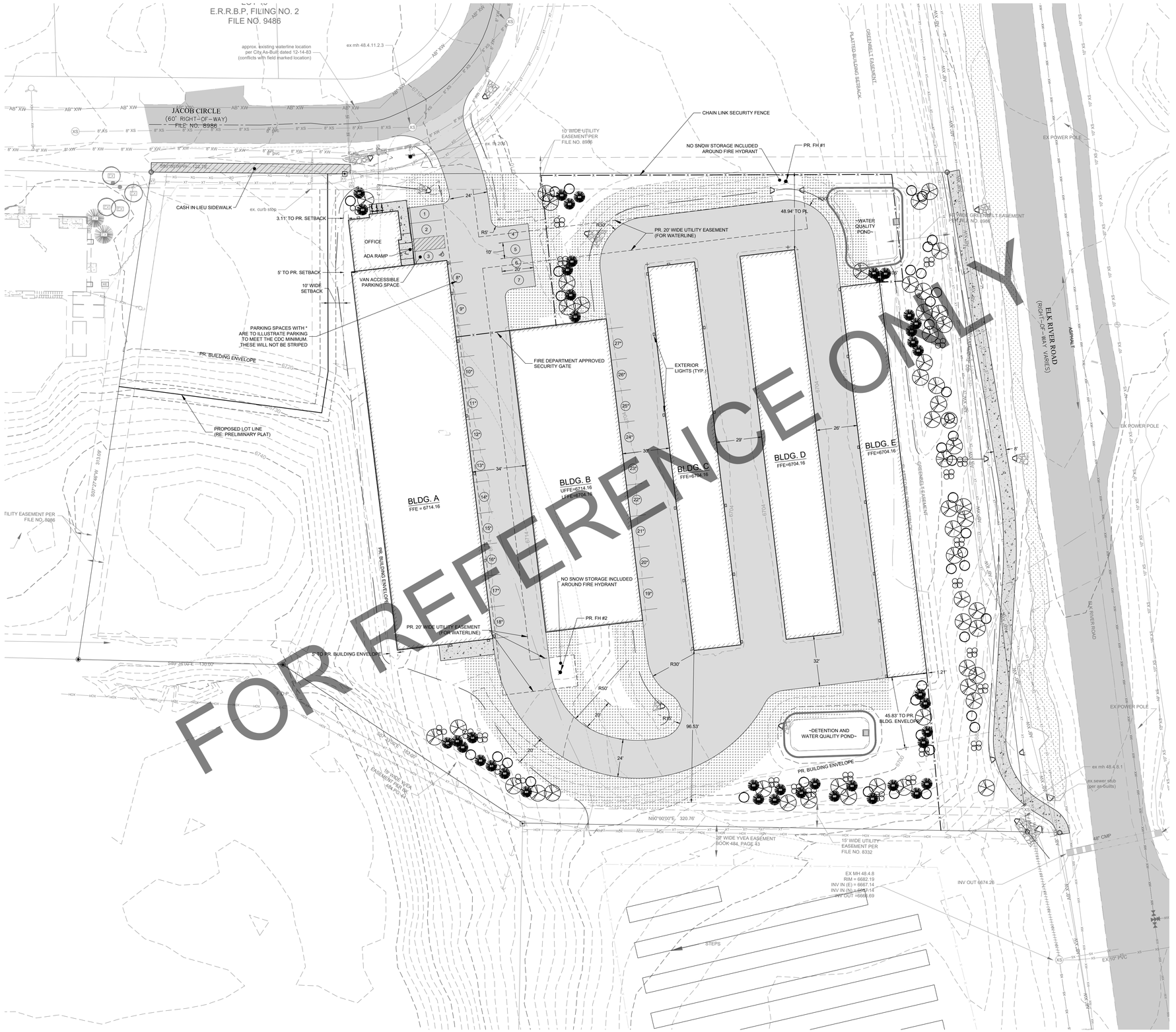
REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT:	2393-001
DATE:	01-19-18
DRAWN BY:	EJG
CHECKED BY:	LCI

Stop-N-Go Storage of Steamboat
Preliminary Plat

SHEET
PP-3
Of Sheets

DRAWING FILE NAME: P:\2393-001\Production Drawings\2393-001 Preliminary Plat.dwg LAYOUT NAME: PP-3 DATE: Feb 23, 2018 - 7:58am CAD OPERATOR: Eric
LOT / OF XREFS: [ABORDER] [2393-001 ref.dwg] [2393-001 xr-Base Plat.dwg] [ADJUST_1.dat]



FOR REFERENCE ONLY

NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- PROPOSED SNOW STORAGE
- 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
- ELECTRIC
- ELECTRIC PED, JUNCTION BOX AND METER
- LIGHT POLE AND LIGHT POLE W/ MAST
- PROPOSED DITCH / SWALE
- UTILITY POLE AND GUY WIRE
- DITCH/SWALE
- EXISTING STORM SEWER W/ FES
- PROPOSED STORM SEWER W/ FES
- INLET AND STORM MANHOLE
- OVERLAND AND CHANNEL FLOW ARROWS
- CONIFEROUS AND DECIDUOUS TREE

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7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. THE PROPOSED IMPROVEMENTS ARE EXPECTED TO BE CONSTRUCTED IN ONE PHASE.

PROPERTY DESCRIPTION:

9. LOT 1, ELK RIVER ROAD BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1982 AT FILE NO. 8986 STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

PARKING:

CODE CALCULATION:	5 + (1 PER 20 UNITS > 100)
NUMBER OF PROPOSED UNITS:	467 STORAGE UNITS
REQUIRED SPACES:	23.35 -> 24 SPACES
PROVIDED:	27 SPACES AS SHOWN

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NO.	DATE:	BY:	DESCRIPTION:
1	2-23-18	LCI	Modified per TAC Comments

REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT:	2393-001		
DATE:	01-19-18		
DRAWN BY:	EJG	CHECKED BY:	LCI

Stop-N-Go Storage of Steamboat
Site Plan

SHEET
PP-4
Of Sheets

DRAWING FILENAME: P:\2393-001\CWDocs\Production Drawings\2393-001-Site Plan.dwg LAYOUT NAME: PP-4 DATE: Feb 22, 2018 - 3:58pm CAD OPERATOR: Matt
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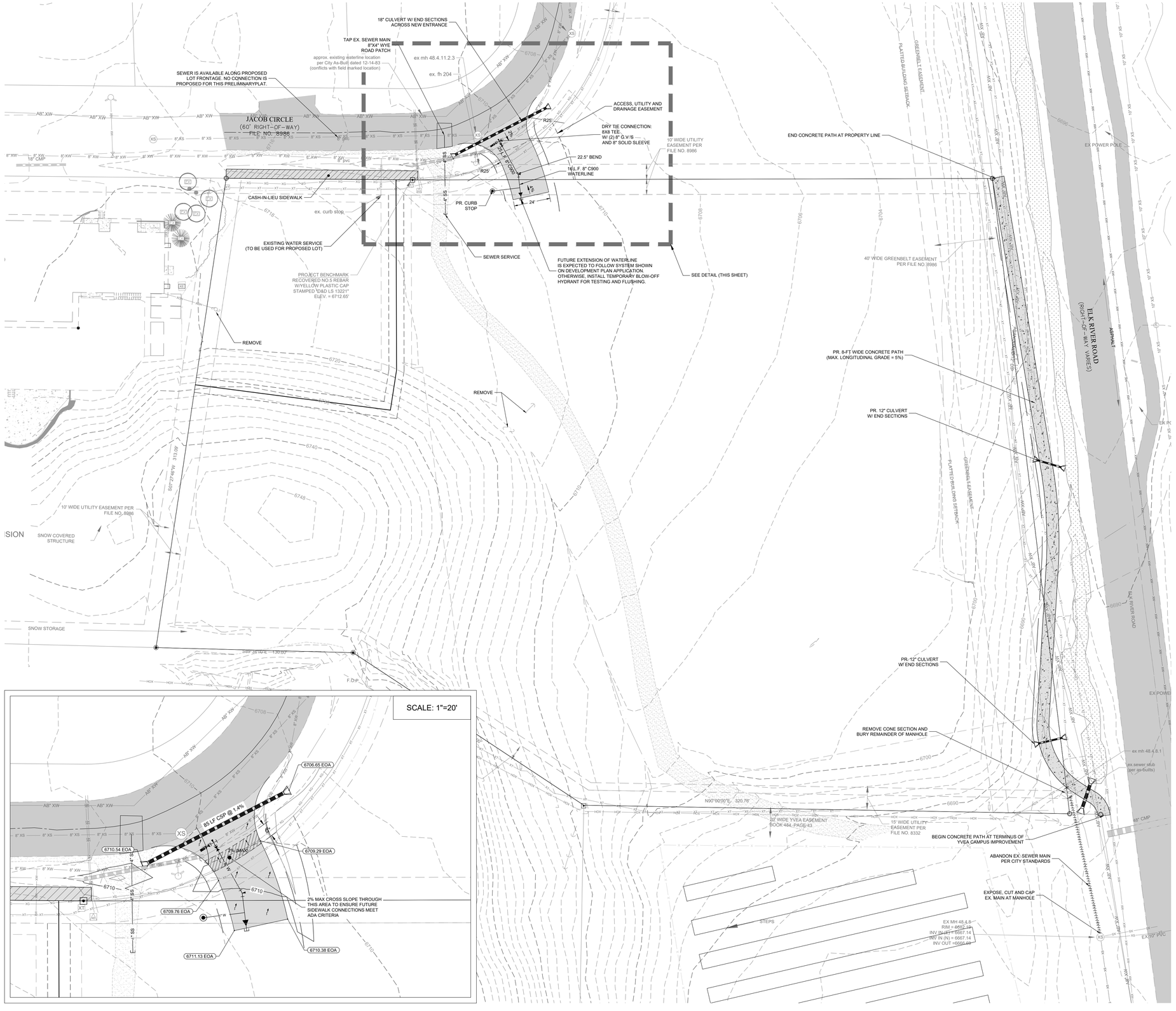

NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
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NO.	DATE:	BY:	DESCRIPTION:
1	2-23-18	LCI	Modified per TAC Comments

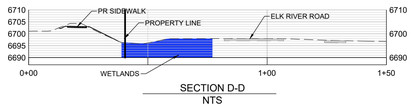
REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT: 2393-001
DATE: 01-19-18
DRAWN BY: EJG
CHECKED BY: LCI

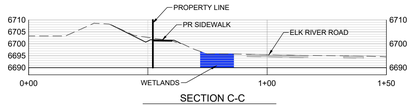
Stop-N-Go Storage of Steamboat
Water & Sewer Service,
Grading & Drainage Plan

SHEET
PP-5
Of Sheets

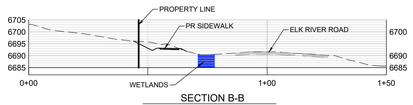
DRAWING FILENAME: P:\2393-001\Work\Production Drawings\2393-001 Grading Utility and Site Plan Preliminary Plat.dwg [LAYOUT NAME: PP-5 DATE: Feb 22, 2018 - 4:55pm CAD OPERATOR: Matt Litt | SF X-REFS: [ABORDER] [XSF Leaf] [2393-001-XsBnPlatPlat] [2393-001-XsEast] [2393-001-XsEastPlat] [2393-001-XsBnPlat]



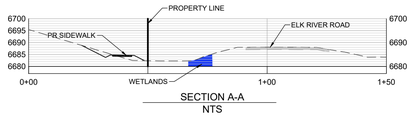
SECTION D-D
NTS



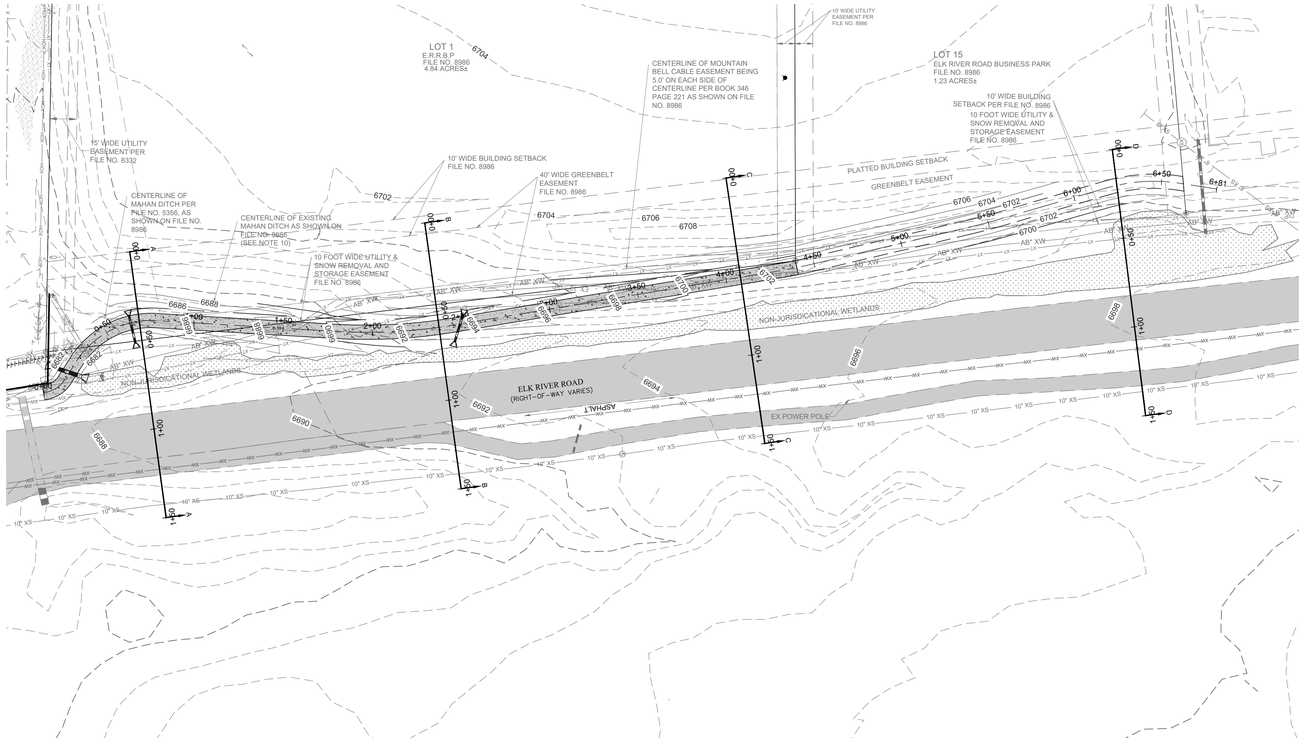
SECTION C-C
NTS



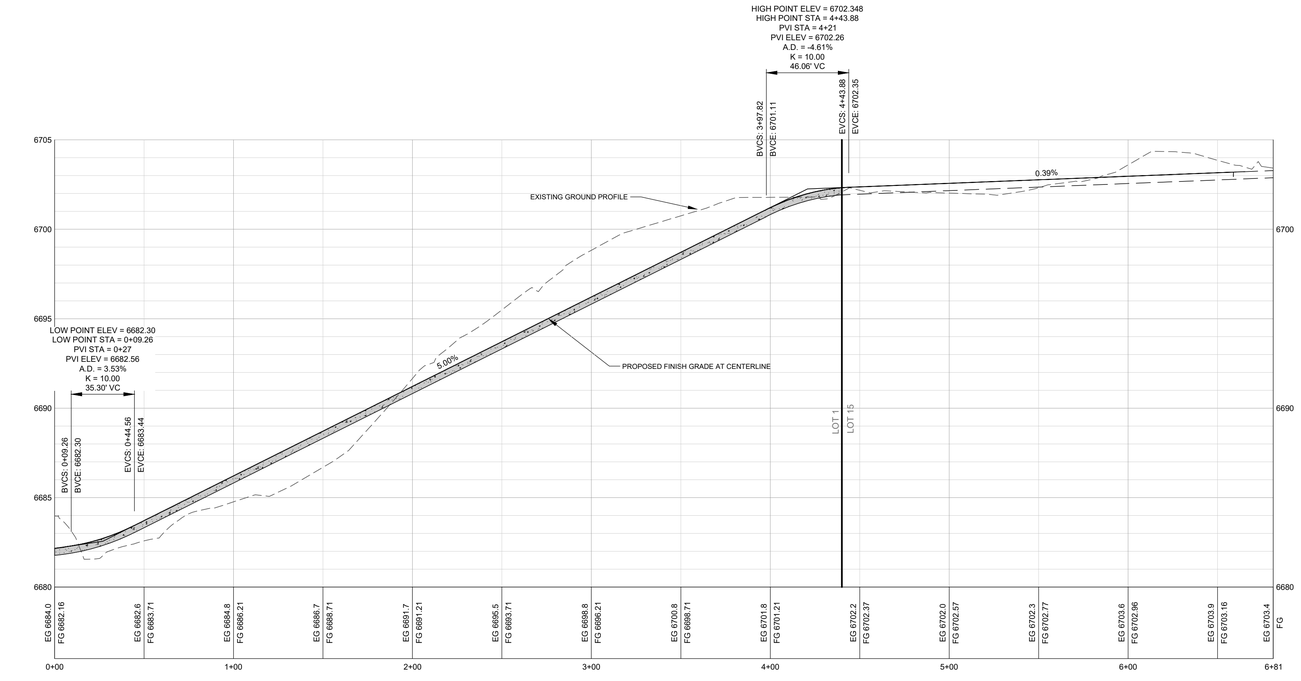
SECTION B-B
NTS

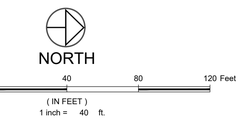


SECTION A-A
NTS



SIDEWALK PLAN AND PROFILE





LEGEND:

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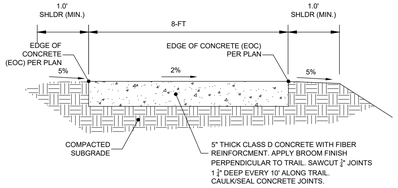

NOTES:

1. BACKFILL EDGE W/ TOPSOIL. FINISH GRADE TO BE FLUSH W/ TRAIL EDGE & SEEDED PER LANDSCAPE PLANS.
2. 2% MAXIMUM CROSS SLOPE.
3. AT A MINIMUM, SUBGRADE PREPARATION SHOULD CONSIST OF SCARIFICATION TO APPROXIMATELY 8 INCHES AND THEN WATERING AND COMPACTION.
4. COMPACT ALL FILL AREAS TO 95% STANDARD PROCTOR @ ±2% OPTIMUM. REMOVE ALL TOPSOIL PRIOR TO SUBGRADE PREPARATION.
5. SNOWMELT DESIGN INCLUDING BEDDING, INSULATION, AND TUBING BY OTHERS.
6. IF OVEREXCAVATE EXISTING SOILS, REFER TO GEOTECHNICAL REPORT FOR IMPORT MATERIALS.

DETACHED SIDEWALK
N.T.S.

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NO.	DATE:	BY:	DESCRIPTION:
1	2-23-18	LCI	Modified per TAC Comments

REVIEW SET
NOT FOR CONSTRUCTION
2/23/18

PROJECT:	2393-001
DATE:	01-19-18
DRAWN BY:	EJG
CHECKED BY:	LCI

Stop-N-Go Storage of Steamboat
Sidewalk Centerline Plan & Profile

SHEET
PP-6
Of Sheets

DRAWING FILENAME: P:\2393-001\Drg\Production Drawings\2393-001 Sidewalk Plan and Profile.pp dwg LAYOUT NAME: C-ED DATE: Feb 22, 2018 - 3:56pm CAD OPERATOR: Matt
LOT / SF AREA: [MUNDEN] [2393-001 - All Lots] [Public ROW] [2393-001 - All Lots - Public ROW] [2393-001 - All Lots - Public ROW] [4-27-201 - Utility] [1194-006 - Utility] [SOFT_HS]

4. Contributes a sidewalk adjacent to Elk River Road per the Sidewalk Master Plan;
5. The buildings have been oriented and placed in a manner that overlaps unit-access and minimizes pavement in order to allow practical snow removal and storage.
6. Provide emergency circulation by meeting the Fire Apparatus Access Road Standards (City);
7. Remain mostly screened from public vantage points along Elk River Road;
8. Accommodates snow storage;
9. Provides permanent BMPs to protect water quality and stormwater management;
10. Protects non-jurisdictional wetlands; and,
11. Minimizes demands on public water or sanitary service.

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): and 713.D (Preliminary Plat):

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.*

   Elk River Road Business Park is zoned Industrial and is substantially built-out. There are three existing storage facilities within the subdivision, supporting the proposed land use. The development on the lot is essentially infill and follows the underlying zoning. The property falls within the Northern Entry Corridor Boundary as defined in the City's Urban Design Standards & Entry Corridor Concepts and this document has informed the proposed architecture, site planning and landscaping.

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.*

   There are no known sensitive environmental features on the property. There is a roadside drainage between Elk River Road and the subject property with evidence of cattails and typical wetland vegetation. Mr. Kelly Colfer of Western Bionomics was consulted and he felt these were non-jurisdictional per the USACE regulations. Nonetheless, these areas were avoided to the extent practicable in the design of the 8-ft wide sidewalk shown on the Sidewalk Master Plan.

   BMPs for water quality are proposed for the areas expected to receive runoff from pavements. Please refer to the plans and drainage letter for additional information about these facilities.

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.*

   Vehicular access is solely from Jacob Circle. There is a greenbelt easement adjacent to Elk River Road that precludes the construction of a road or structures. For the purposes of managing visitors and providing security for customers, the office attached to Building A has been positioned at the entrance. The access road through the site affords access to overhead doors and building entrances to both sides of the buildings (double loaded) where required. A swept path analysis

has been performed to ensure design vehicles, such as fire trucks and trucks (eg. UHauls), can negotiate all areas of the site.

The road system has been designed to meet requirements described in the City's Engineering Standards for a Commercial Private Access (Engineering Standards Section 4.2.5.5) and Fire Prevention's Fire Apparatus Access Road Standards (City). The centerline grades are shown on the included Grading and Drainage Plan and are generally between 0.75% (min.) and 7% (max.). Grading the site is challenged by the lack of steps in the floors for the relatively long buildings. There will be a fire department approved, controlled swing gate just past the office between buildings A and B that will include a special access key for the fire department. These include backup power in the event of a power failure.

The general nature of self-storage use involves the delivery or picking up of property/possessions, not typically performed by carrying on one's person or bicycle. Therefore, the overall predominate user will interact with the project with their personal vehicle or a moving truck of sorts. There will be minimal employees required for operation. Loading/unloading is expected to occur in a standard industry fashion by parking directly along the rented unit.

Consistent with adjacent developments, the Applicant proposes Alternative Compliance (Cash-in-Lieu) adjacent to Jacob Circle to satisfy the Multi-mode Facilities/Complete Streets requirement for new developments. Additionally, and in accordance with the Sidewalk Master Plan, the Applicant proposes to construct an 8-ft wide sidewalk on the eastern side of their lot. The sidewalk has been reviewed to ensure grade and alignment will afford connection through the Applicant's property to the north (Lot 15) from the planned sidewalk along the YVEA Campus to the south.

There are no bus routes or bus stops currently offered up Elk River Road or Downhill Drive according to the City Transit Department, although it is reasonable to expect one in the future. This future transit access may be supported by the completion of the future sidewalk shown on the Sidewalk Master Plan. The Applicant is doing their part towards this delivery of a community asset.

Parking: There are about 467 proposed self-storage units of varying size. Per the CDC, there are 24 spaces required. There are 7 designated parking spaces near the project entrance and the office for visitors, customers and employees. Actual customers that are accessing their units are considered 'short term' and do not leave their vehicles for extended periods. There is ample space in front of the access doors for people to pull up, unload/load, and leave. For the purpose of demonstrating compliance, we have included representative parking on the site plan (27 indicated), however these will not be delineated by striping. The minimum required is easily exceeded with this actual practice and concept.

Trash: There are no dumpsters proposed for this project. The Applicant's experience is that if a dumpster is provided, it will be used inappropriately to dispose of stored items. The only expected trash to be generated is from the office, which is minimal. Therefore the Applicant proposes to use a curb side (rollout) trash container, similar to a residence.

No phasing is proposed.

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

   There are no known variances proposed for this project. The Applicant understands that the City's development standards apply to this project and they have made every possible attempt to comply within their interpretation. As in any application review, there may be differing opinions that will warrant further discussion. The Applicant is open to discussing concerns and collaborating with Staff as appropriate.

   The property is zoned I – Industrial, which is intended primarily to provide areas for industrial uses and limited outdoor commercial uses. (Community Development Code). The proposed specific land use is **Self-Service Storage Facility, Outdoor**, which is a **Limited Use Requirement Permitting (L-P).**

   The project meets the Urban Design Standards and Entry Corridor Concepts by providing one tree per 200 SF within the landscape setback adjacent to Elk River Road. Plant materials shall be located in informal groupings to have a more natural landscape setting.

   Building Design and Character: The variety of roof forms is optional in the Industrial zone district. The main entrance is off of Jacobs circle and not Elk River Road. The closest storage units to Elk River Road are no more than 11'-0" tall with building E having varied roof lines and no operable doors adjacent to Elk River Road and natural woods and stone veneer to enhance the appearance of the storage unit on the Entry Corridor.

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

   There are no prior approvals related to this application.

The following has been provided to assist Staff's review of the Criteria for Review and Approval per CDC Section 713.D (Preliminary Plat):

1. *The Preliminary Plat substantially conforms to all applicable requirements of the CDC, including requirements of the applicable Zone District.*

   There are no known variances to the Community Development Code standards. Please note that the open space requirement (described in CDC Section 421) was previously met by the platting of the Greenbelt Easement adjacent to Elk River Road as part of the overall Elk River Road Business Park subdivision. No additional open space is required nor provided.

2. *Each Lot in the subdivision that is proposed for development shall be developable (per zone district standards, development standards, and subdivision standards).*

   There are no known variances to any subdivision standards. Please note that the lot shape and size was determined from two approaches: 1) based on the proposed site plan for Lot 1A (self-storage Development Plan application); and 2) the Useable Lot Area requirement described in

Section 602.C.2. The contiguous useable area was first calculated and then the 60% Lot Coverage (per I Zoning) was used to determine the overall lot size.

3. *The Preliminary Plat conforms to all other applicable regulations and requirements (local, State, Federal, SIA, Improvements Agreements);*

   There are no known variances to any local, State, Federal or any other regulatory standards.

4. *The Preliminary Plat shall be compatible with the character of existing or planned land development patter in the vicinity and shall not adversely affect the future development of the surrounding area;*

   The subject property lies within an existing, Industrial zoned subdivision. The proposed subdivision should not adversely affect any future development within the surrounding area or vicinity.

5. *The land proposed for development shall be physically suitable for development (e.g. topography, steep/unstable slopes, existing natural resources/floodplains/wetlands/etc.)*

   There are some existing constraints on the subject property including steeper sections of topography. There are apparent wetland areas in the roadside ditch adjacent to Elk River Road (off-site). These wetlands were reviewed by Western Bionomics and it is their professional opinion that they are not jurisdictional wetlands subject to Section 404 of the Clean Water Act. The 8-ft wide concrete path was designed to avoid these wetland areas regardless to the extent practicable.

   The general areas exceeding 30-percent slope (existing) have been indicated on the plans. Development in these areas have largely been restricted by the use of building envelopes in accordance with CDC Section 602.C.3.a.

Please note that the Applicant's priority is the self-storage (Development Plan) and that the project has been designed to stand-alone. The eventual final platting is not required to be completed and recorded prior to the self-storage development.

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

On behalf of the Owner, Fox Creek Development, LLC,

Sincerely,
Landmark Consultants, Inc.

Erik Griepentrog, PE
Vice-President

LANDMARK CONSULTANTS, INC.
141 9th St • Steamboat Springs
CO 80477 • (970) 871-9494
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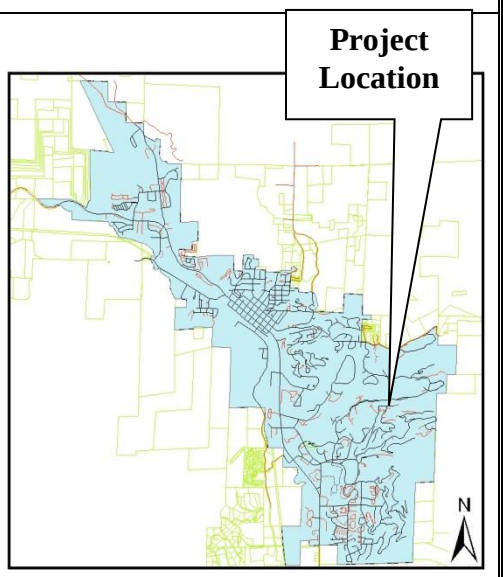
City of Steamboat Springs

AGENDA ITEM #3

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

PLANNING COMMISSION AGENDA ITEM # 3		
Project Name:	Ski Trails Subdivision, Lot 19, Block 1, Filing 3, 2675 Ski Trail Lane, PP-17-09	
Project Number/Type:	PP-17-09, Preliminary Plat	
Prepared By:	Toby Stauffer, AICP Senior Planner	
Through:	Tyler Gibbs, AIA, Planning & Community Development Director	
Date:	April 3, 2018	
Planning Commission:	April 12, 2018	
City Council:	May 1, 2018	
Zoning:	Residential Neighborhood, Low Density, RN-1	
Applicant:	George & Beth Eck c/o George Eck III	**2675 Ski Trail Lane**
Request:	A preliminary plat to subdivide one lot into two and dedicate Right-of-Way (ROW) for Ski Trail Lane, with a variance for building envelope location to reduce the front setback.	

Public Notice Requirements	
Notice Type	Date Accomplished
Newspaper	04/01/2018
Mailing	03/29/2018
Posting	04/02/2018
Website	03/28/2018
Mineral	02/21/2018

Staff Report - Table of Contents

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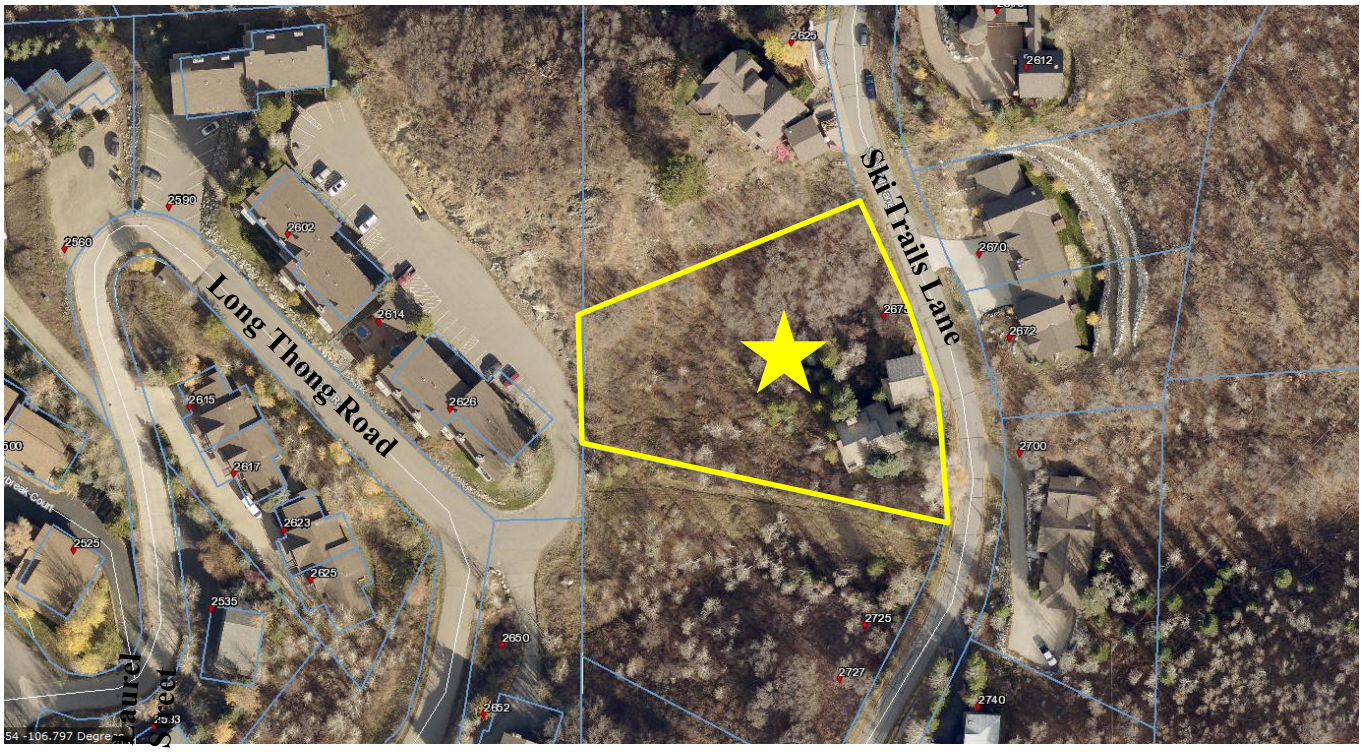
I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY

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	☑			
2)	Verification of Developable Lots	☑			
3)	Conformance with other Applicable Regulations	☑			
4)	Compatible with Community Plan	☑			
5)	Compatible with Surrounding Area	☑			
6)	Suitable for Development	☑			
7)	Phasing			☑	
8)	Variance	☑			
Staff Finding: Staff finds that Preliminary Plat, PP-17-09, to subdivide one lot into two and dedicate ROW for Ski Trail Lane, with a variance for building envelope location to reduce the front setback, is CONSISTENT with the Criteria for Approval for a Preliminary Plat. *…. (Detailed policy analysis is located in Section VI; Staff Findings are in Section VII)*					

II. PROJECT LOCATION



III. BACKGROUND INFORMATION

The subject property is zoned Residential Neighborhood Low Density, RN- 1, and is located on Ski Trail Lane, east of Longthong Road and Yampa View Condos. The area is mostly developed with single family or duplex residential uses, a few nearby lots are vacant. Nearby zoning includes, RN-1, MF-2, MF-1, OR and RE-1.

IV. PROJECT DESCRIPTION

The request is to subdivide one lot into two and dedicate ROW for Ski Trail Lane, with a variance for building envelope location to reduce the front setback. A Preliminary Plat is required for this project due to the dedication of ROW and variance to dimensional standards. Additional information is provided in the applicant's narrative in Attachment 1.

V. PROJECT ANALYSIS

The following section provides staff analysis of the application as it relates to sections of the CDC. This report is intended to provide information that may be of interest or concern to planning commission, city council, staff or the public. To learn about all 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 (where applicable), 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 requirements of the CDC with the variances as listed below. No conditional uses have been approved on this property.

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 meet requirements of the CDC with exceptions as listed below. Please see Sec. V.8. for analysis of the variance request.

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: **Consistent.** The proposed variance for this project is in regard to location of the building envelope on the property. The majority of the property has steep slopes and when that is the case, a building envelope is required. In addition, the applicant is dedicating 5' of ROW for Ski Trail Lane along the front property line. Currently the edge of the roadway is at the property line and crosses into the private property for a small distance.

The portion of the property that is not steep is located a far distance from the road. Development in the less steep area would cause disruption to the majority of the property and the steep slopes. By varying the location of the building envelope so that it is closer to the road, development of the property will minimize disturbance to steep slopes. To locate the building envelope the required 20' from the new ROW line for the standard front setback in the zone district would increase the potential disturbance to the steep slopes. To minimize disturbance, the front setback was decreased by 5' which allows the ROW dedication to be 5', which maintains the same distance from the edge of the road and the same potential limit of disturbance on the lot. The variance for building envelope location is compatible with the community plan which calls for limitations on development of slopes greater than 30%.

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. Nearby properties have similar lot sizes and have been developed with similar uses.

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 proposed lot has been reviewed for suitability and can meet requirements of the CDC. Please see Sec. V.8. for analysis of the variance requests.

7. Phasing

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

8. Variance criteria

Preliminary plats seeking variation from any subdivision standards listed in article VII, subdivision standards shall provide an acceptable alternative or shall prove a hardship as defined below.

In addition to the criteria listed, any preliminary plat seeking a variation shall demonstrate that 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.

In addition to meeting Preliminary Plat Criteria for Approval, the variance shall meet one or more of the following criteria for approval:

1. *The applicant's alternative achieves a result that is equal to or better than the code standard to which a variance is being sought.*
2. *The intent of the code standard will not be achieved by strict application of the standard in this particular circumstance.*
3. *The application of other code standards and/or intents will be improved by varying this standard.*
4. *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.*

VARIANCE REQUEST: Building Envelope Location

Applicant Request:

Standard: CDC Section 26-183(a)(8):
Lots: Each lot shall have a contiguous usable lot area equal to or greater than the maximum lot coverage, as multiplied by the minimum lot area for the zone district in which it is located. When a lot has areas of land that do not meet the definition of usable lot area, building envelopes shall be established on that lot that include only those areas of land that do not meet usable lot area definition.

Request: A request to plat a building envelope that will be used in place of other setback standards and that will be located in an area that includes steep slopes.

Justification: *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.*

See Applicant Justification in Attachment 1.

Staff Analysis:

Intent: The old version of the CDC does not provide an explicit intent statement for this standard, however staff has determined:

The contiguous usable lot area and building envelope provision are intended to ensure that a new lot can safely accommodate development, meet all development standards, and avoid resource degradation and hazards associated with steep slopes.

The revised CDC provides information about the standard in Section 602, which indicates unbuildable areas shall include areas where slopes exceed 30%. An exemption may be granted if one or more of the following exist:
The exemption will result in significant reduction in the undesirable impacts of development; and
The useable land area on the lot is not appropriate for development due to one or more of the following:
Geologic or soil instability; or
Negative impacts to environmentally sensitive areas; or
Inability to provide basic utilities to the building envelope; or
Inability to provide reasonable vehicular access to the building envelope; or
Negative impacts to visually sensitive areas; or Excessive cut and fill necessary.

Analysis: **Consistent.** Staff agrees with the applicant's justification and finds that the intent of the code standard will not be achieved by strict application of the standard in this particular circumstance. The majority of the property has steep slopes; the location for usable lot area is located a far distance from the road. Development in the usable lot area would cause disruption to the majority of the property and the steep slopes, resources may be damaged to a greater extent if development is located farther from the road. The varied location of the building envelope will minimize disturbance to steep slopes.

VI. STAFF FINDINGS

Staff finds that Preliminary Plat, PP-17-09, a request to subdivide one lot into two and dedicate Right-of-Way for Ski Trail Lane, with a variance for building envelope location, is CONSISTENT with the Criteria for Approval for a Preliminary Plat.

Recommended Motion

The Planning Commission recommends approval of PP-17-09 as described and depicted in this report and accompanying project materials with the following conditions of approval:

1. The dedication of 5 feet of ROW shall be included in the dedication statement on the plat and the City Council president's name needs to be updated.
2. Driveways for development on both Lots are required to meet City Engineering Standards.
3. A drainage report and plan to mitigate stormwater impacts to adjacent existing properties due to additional impervious area is required to be submitted to city engineering prior to Building Permit submittal for either lot.

VII. ATTACHMENTS

1. Applicant Narrative
2. Plan Set

Attachment 1

August 1, 2017

FILE COP

Ms. Toby Stauffer
City of Steamboat Springs
Department of Planning & Community Development
124 10th Street
Steamboat Springs, CO 80477

Re: Ski Trail Subdivision, F3, B1, L19, replat, 2675 Ski Trail Lane, FP-16-06

Dear Toby Stauffer,

This letter, along with the attached revised existing conditions plan; the revised Ski Trail Subdivision filing No. 3-lot 19 plat; sheet A1 Becker Architecture, are being forward for your review based on the comments in your letter dated May 23, 2017. Please see my comments below.

PLANNING & COMMUNITY DEVELOPMENT

1. The side lot line has been moved to allow the existing deck to be a minimum of 15' from the property line.
2. We will be seeking to vary from the requirement to build within the contiguous useable lot area, to build outside of the useable lot area, in the building envelope provided in our submitted documents. Further information on this request is below.
3. Notes 8 and 9 have been removed from the plat.
4. Sheet A1 Becker Architecture shows that a driveway that meets all City driveway standards, per our discussion with Stuart King.

COMMUNITY DEVELOPMENT ENGINEER

1. We will be seeking a variance to the Right of Way width requirements. Further information on this request is below.

VARIATION FROM 26-183(8)

The CDC provides that:

> Each lot shall have a contiguous useable lot area equal to or greater than the maximum lot coverage, as multiplied by the minimum lot area for the zone district in which it is located. (For example, if the maximum lot coverage for the zone district is thirty-five (35) percent and the minimum lot area for the zone district is one acre, then the lot shall have at least a minimum contiguous useable lot area of thirty-five (35) percent of one acre.) When a lot has areas of land that do not meet the definition of useable lot area, building envelopes shall be established on that lot that include only those areas of land that do meet the useable lot area definition. **Exceptions to the building envelope portion of this provision shall be allowed only in the following circumstance:**

> The useable land area on the lot **is not appropriate for developm**ent due to geologic/soils instability, impacts to environmentally sensitive areas, inability to provide basic utilities to that portion of the site, **inability to provide reasonable vehicular access**, or visual site sensitivity and **overall disturbance of the site from excessive cut or fill**. This exception shall only apply if the relocated building envelope will result in significant reductions in the undesirable impacts of development listed in the preceding sentence and cited by the applicant as justification for the building envelope relocation. This determination shall be made by the director and the director of public works based upon documentation provided by the applicant. [Emphasis added] CDC 26-183(8).

Here, the contiguous useable lot area on the subject property is all located on the far western, and down-slope, portion of the lot. The portion is some 200 feet from the nearest public right-of-way, and some 75 feet below the elevation of that right-of-way. As such, the Applicants would be unable to provide reasonable vehicular access to that portion of the lot that is contiguous useable lot area. Even if it were possible to build a driveway that met City standards while accessing the contiguous usable lot area (at extreme cost), such a driveway would create great disturbance of the site through excessive cuts. Numerous switch-backs, retaining walls, and similar features would be required.

As such, we are requesting to vary from that standard, and to allow for development outside of the site's contiguous useable lot area, in the building envelope shown on the plat submitted with this correspondence.

I believe such a request falls under 26-69, Minor Adjustment. The Director shall be authorized to grant minor adjustments to developments standards relating to building envelopes for single-family or duplex lots. 26-69(b)(1)(e).

> Minor adjustments may be approved only upon a finding that all of the following criteria have been met:

(1) Reserved – N/A
(2) The requested minor adjustment is consistent with the intent of any approved development permit, development plan, final development plan, final plat, or PUD for the property – This request is consistent with the intent of our final plat, and with the exceptions provided in 26-183(8)(a).
(3) The requested minor adjustment is the minimum amount of relief required and will have no significant adverse impact on the health, safety or general welfare of nearby properties or the general public – The requested minor adjustment is the minimum amount of relief required; building outside of the requested building envelope is impractical, for the reasons listed above. It will have no significant adverse impacts on nearby properties or the general public; the requested building envelope will allow Applicants to develop the property in a manner consistent with all other properties adjoining Ski Trail Lane.
(4) Any adverse impacts resulting from the minor adjustment will be mitigated to the maximum extent practical – There will be no adverse impacts resulting from the minor adjustment; rather, adverse impacts will be less than if development was required in the

contiguous useable lot area, due to the extreme disturbance to the site which would be required and resulting impact on views for downhill property owners.

(5) N/A – Building height modification is not requested.

(6) The requested minor adjustment is either: a. Of a technical nature and is required to compensate for some practical difficulty or unusual feature of the site or the proposed development that is not shared by landowners in general; or b. An alternative or innovative design practice that achieves the same or increases the degree of the objective of the existing standard being modified. The minor adjustment meets both of these descriptions.

(7) When the requested minor adjustment is for a building envelope adjustment for a single-family or duplex lot, the criteria provided in subsection 26-151(h) shall be required to be satisfied in addition to the criteria listed above for a minor adjustment. (h) Building envelope adjustments for single-family or duplex lots. Where an applicant for a building permit for a single-family or duplex residence cannot comply with this division in siting a structure on an existing platted lot due to any building envelope requirement, the department of planning services shall process and approve a modification to the building envelope as a minor adjustment and the processing fee shall be waived, provided that:

1. The applicant shall have secured written approval of the modification by the homeowners association of the subdivision, if applicable - Not applicable; there is no homeowners association.
2. The applicant demonstrates that the proposed modification will provide a suitable building site which will substantially comply with the provisions of this division – Sheet A1 Becker Architecture shows the proposed building site is suitable and can substantially comply with all applicable provisions.
3. There are no other restrictions related to the infrastructure required to serve the lot – Not Applicable.
4. The applicant shall be responsible for direct costs associated with the change; including, but not limited to, revisions to a subdivision plat if required, modifications to utilities or access, and recording fees. Applicant shall be responsible for the cost of the subdivision plat and recording fee. No modifications to utilities or access are required.

26-69(d)

As such, we are requesting that the Director grant a Minor Adjustment, and allow for development outside of the contiguous useable lot area, and in the Building Envelope shown on the Plat.

Alternatively, if a variance is required, we believe 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. As discussed above, building in the contiguous usable lot area would require the development to be some 200 feet from the public right-of-way, and 75 feet below the same.

Variation to Requested Additional Right of Way

We have been requested to provide to the City an additional 10 feet of right-of-way along Ski Trail Lane. There is currently 50 feet of right-of-way along the roadway. Furthermore, the existing roadway currently located on the westernmost section of the right-of-way, directly abutting our property line. There is significant unutilized right-of-way on the other, eastern, side of the road. Additionally, given the step slopes beginning directly after the western edge of the existing roadway, in the event the City ever decided to widen the existing roadway (which in itself seems unlikely) it would be impractical for the City to widen the roadway to the western side. The engineering required (retaining walls, fill, etc) are simply cost prohibitive.

Further, extending the right-of-way an additional 10 feet pushes back our front-building-setback 10 feet. Which means that we would need to build, and install a driveway, further down into those same slopes which I which discussed.

As such, we are requesting a variance from this requirement.

Plats seeking variation from any subdivision standards listed in article VII, subdivision standards, and/or the applicable zone district regulations of lot width or lot area, where such variances do not qualify as minor adjustments, shall provide an acceptable alternative as defined below or shall prove a hardship. 26-67(e)(8)(b).

In addition to meeting the criteria found in subsections (e)(1)—(7), the variance shall meet one or more of the following criteria for approval: 1. The applicant's alternative achieves a result that is equal to or better than the code standard to which a variance is being sought; 2. The intent of the code standard will not be achieved by strict application of the standard in this particular circumstance; 3. The application of other code standards and/or intents will be improved by varying this standard; 4. 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.

The special circumstances of this property make strict application of this standard an unnecessary hardship to the property owner, and this special circumstances is not a result of the actions of the property owner.

As discussed above, the subject property has steep slopes. As discussed above, due to how the existing road has been situated, there is adequate existing right-of-way on the other side of the road to accommodate any expansion. That being said, expansion is unnecessary, and would be cost-prohibitive to the City in any event.

Requiring the property owner to cede additional right-of-way to the City is an unnecessary hardship, as it would require further setback of any development into steep slopes, is wholly unnecessary and would accomplish nothing, and unfairly targets the property owner when the City installed the roadway on the extreme western side of the right-of-way.

The slope issue was not created by the property owner, and neither was the location of the existing roadway within the right-of-way.

If you have any questions don't hesitate to contact me.

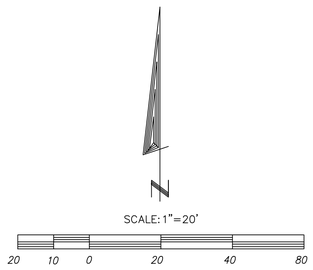
Sincerely,

George M. Eck III

SKI TRAIL SUBDIVISION FILING NO. 3 – LOT 19, BLOCK 1 REPLAT

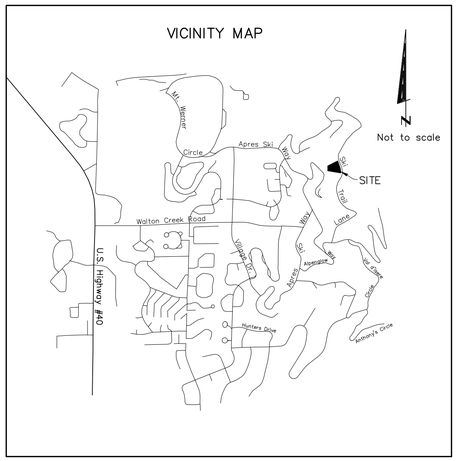
A resubdivision of Lot 19, Block 1, Ski Trail Subdivision Filing No. 3,
Located in the NW1/4 of Section 27, T.6 N., R.84 W. of the 6th P.M.,
City of Steamboat Springs, Routt County, Colorado.

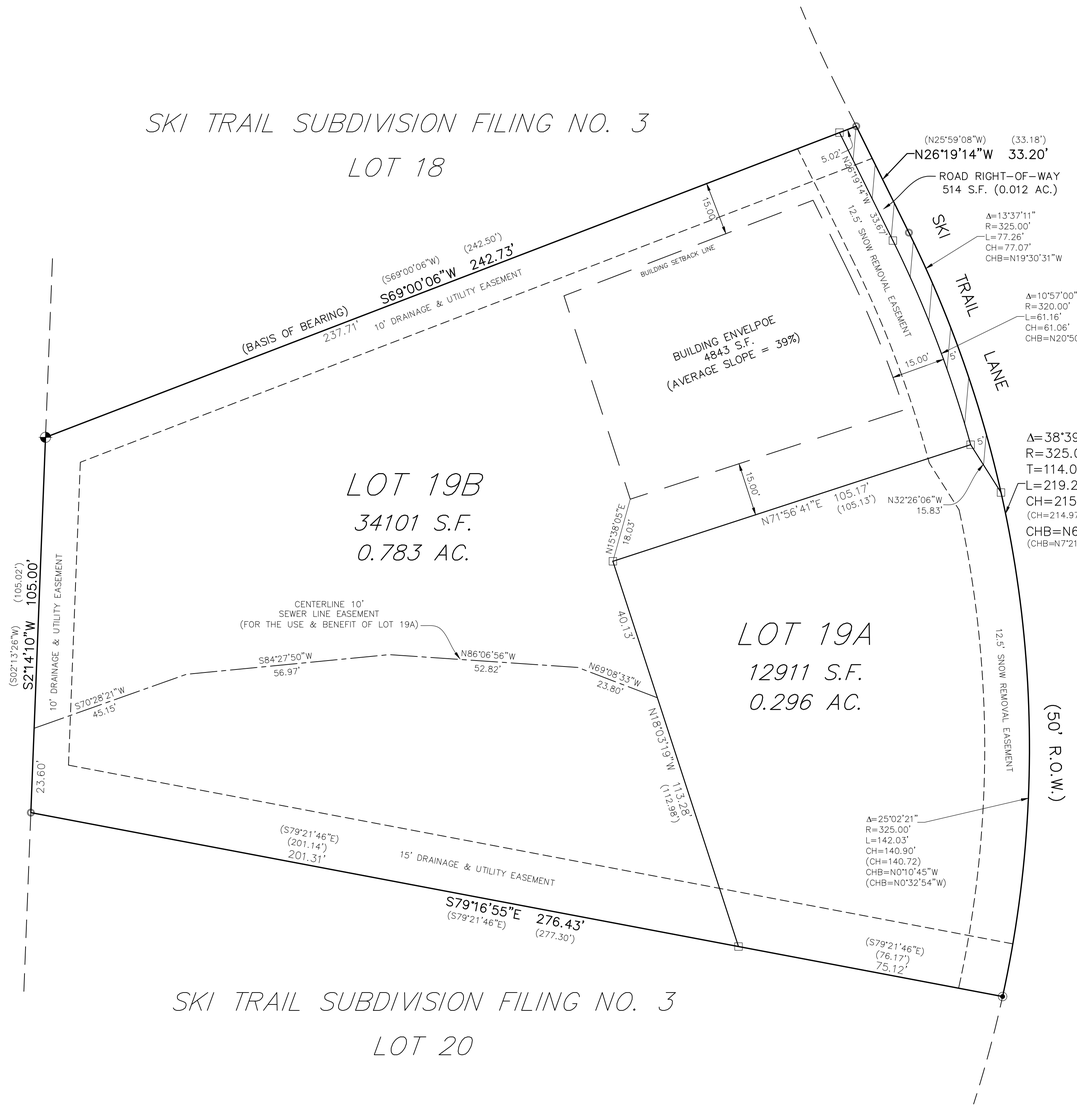
Attachment 2



NOTES:

1) DATE OF SURVEY – FEBRUARY, 2016 TO PRESENT
2) ◉ FOUND #5 REBAR & CAP (PLS#24318)
3) ○ FOUND #5 REBAR
4) ◔ FOUND #5 REBAR & CAP (PLS#7746)
5) ⊡ TO BE SET #4 REBAR & CAP (PLS#13901)
5) RIGHT–OF–WAYS AND EASEMENTS SHOWN ARE FROM THE PLAT OF SKI TRAILS SUBDIVISION FILING NO. 3, & TRANSNATION TITLE INSURANCE COMPANY COMMITMENT NO. 7828767
6) BASIS OF BEARING – S69°00'06"W BETWEEN MONUMENTS AS SHOWN.
7) (S69°00'06"W) (242.50') DENOTES FIELD MEASUREMENTS.





CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents: That George M. Eck, JR and Beth K. Eck, being owners of the land described as follows: Lot 19, Block 1, Ski Trail Subdivision Filing No. 3, COUNTY OF ROUTT, STATE OF COLORADO, containing 1.1 acres more or less in the City of Steamboat Springs, Routt County, Colorado, under the name and style of SKI TRAIL SUBDIVISION FILING NO. 3 – LOT 19, BLOCK 1 REPLAT, has laid out platted and subdivided same as shown on this plat, and by these presents does hereby irrevocably dedicate to the perpetual use of the City of Steamboat Springs, State of Colorado, the utility and snow storage easements as shown hereon for the installation and maintenance of public utilities and for snow storage, respectively. These dedications preclude the construction of improvements, or the deposit of materials, in the easement area, which could impair their use as provided in this dedication.

In witness whereof, the said George M. Eck, JR and Beth K. Eck has caused thier names to be hereunto subscribed this _____ day of _____ A.D. 2018.

By: _____ _____

State of Colorado)
)ss
County of Routt)

The forgoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____ A.D. 2018, by George M. Eck, JR and Beth K. Eck.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

CITY OF STEAMBOAT SPRINGS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The Director of Planning and Community Development for the City of Steamboat Springs, Colorado, does hereby authorize and approve this plat of the above Replat this _____ day of _____ A.D., 2018.

_____
Tyler Gibbs, AIA
Director of Planning and Community Development

CITY OF STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

The within plat of ECK REPLAT, is approved for filing this ___ day of _____, 2018. The dedication of the public ways being satisfactorily completed to the city specifications, or as approved, by the sub–divider shall the city council of Steamboat Springs, Colorado accept said dedication of public ways by resolution and duly record such acceptance.

By: _____
Walter Magill
City Council President

Attest: _____
Julie Franklin
City Clerk

SURVEYOR'S CERTIFICATE

I, Lloyd W. Powers being a duly registered Professional Land Surveyor do hereby certify that this survey was made by me or under my direct supervision, and checking and is based upon my professional knowledge, information and belief and conforms with the applicable standards of practice in the State of Colorado per C.R.S 38–51–101.

Lloyd W. Powers, PLS
Colorado Reg. No. 13901

ATTORNEY'S CERTIFICATE

pursuant to Steamboat Springs Revised Municipal Code Sec. 26–68 (e)(5)c.1.E.(9)

The undersigned attorney licensed to practice law in the State of Colorado certifies that as of _____, the persons dedicating the real property described herein are the owners of the dedicated land in fee simple absolute, free and clear of all liens and encumbrances, except for those listed hereon and to be released upon the recording of this plat, and for the lien for any unpaid taxes which may be due but not yet delinquent.

Dated this _____ day of _____ ,AD, 2018.

_____
Colorado Lawyer #

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This Plat was (filed and) indexed as File No. SP_____on _____ , 2018, at _____ __.m. in the land survey plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. 38–50–101.

Routt County Surveyor

_____
Thomas H. Effinger Jr. LS 17651

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado this _____ day of _____, A.D. 2018, at File Number _____ and Reception Number _____
Time: _____ .

_____
Kim Bonner
Routt County Clerk and Recorder

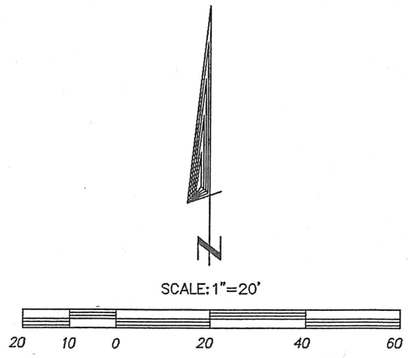
By: _____

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 the certification shown hereon.

NOTE: The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief. As such it does not constitute a guarantee, nor warranty, expressed or implied.

BAKER & ASSOCIATES
1790 W. VICTORY WAY
CRAIG, CO 81625
(970) 824–3435

16006

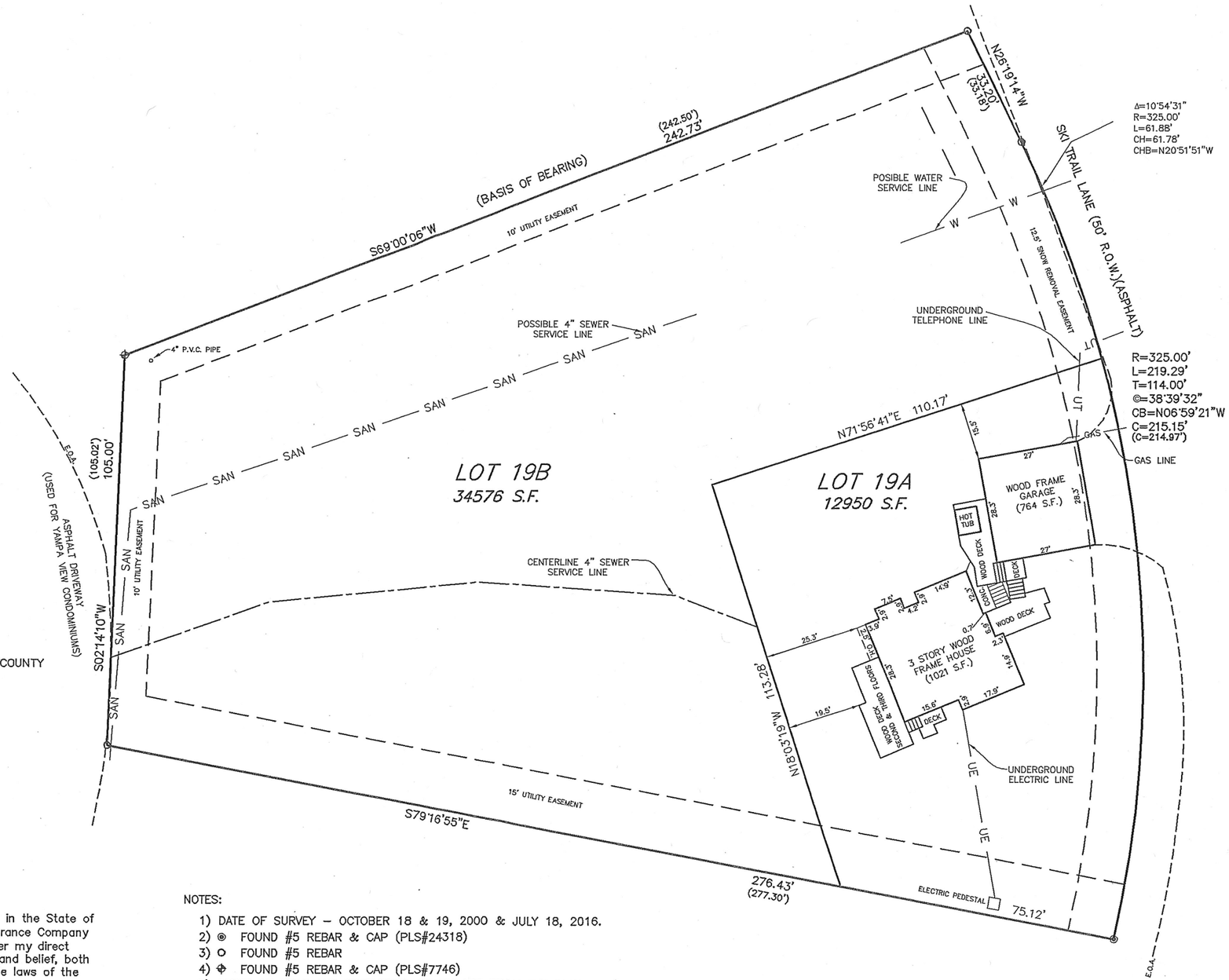


LEGAL DESCRIPTION

LOT 19, BLOCK 1, SKI TRAIL SUBDIVISION FILING NO. 3, COUNTY OF ROUTT, STATE OF COLORADO

ADDRESS

2675 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO.



LAND SURVEYOR'S CERTIFICATE

I, Lloyd W. Powers, a duly registered Land Surveyor in the State of Colorado do hereby certify to Transnation Title Insurance Company that this Plat and Survey was made by me or under my direct supervision and that to the best of my knowledge and belief, both are accurate and in conformance with the applicable laws of the State of Colorado.

Lloyd W. Powers, PLS
Colorado Reg. No. 13901

NOTES:

1) DATE OF SURVEY – OCTOBER 18 & 19, 2000 & JULY 18, 2016.
2) ◉ FOUND #5 REBAR & CAP (PLS#24318)
3) ○ FOUND #5 REBAR
4) ⊕ FOUND #5 REBAR & CAP (PLS#7746)
5) RIGHT–OF–WAYS AND EASEMENTS SHOWN ARE FROM THE PLAT OF SKI TRAILS SUBDIVISION FILING NO. 3, & TRANSNATION TITLE INSURANCE COMPANY COMMITMENT NO. 7828767
6) BASIS OF BEARING – S69°00'06"W BETWEEN MONUMENTS AS SHOWN.
7) *(242.50)* DENOTES FIELD MEASUREMENT.
8) LOT 19A ACREAGE: 12950 S.F. 100%
   BUILDINGS 1785 S.F. 14%

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 the certification shown hereon.

BAKER & ASSOCIATES
ENGINEERS & LAND SURVEYORS
1790 W. VICTORY WAY
CRAIG, COLORADO 81625

Job No.	00318	Plotted:	LWP	Disc No.:	HD–C
Date:	REV. JULY 14, 2017	Checked:		Coord. File:	00318
Scale:	1" = 20'	Book No.:	163/11	Plot File:	00318

EXISTING CONDITIONS PLAN
2675 SKI TRAIL LANE

1/1

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	4.03%	30.00%	17452.12	

SCALE: 1"=20'

20 10 0 20 40 60

(BASIS OF BEARING) S69°00'06"W (242.50') 242.73'

10' UTILITY EASEMENT

TOP OF REBAR EL.=1007.72

N26°19'14"W 33.20' (33.18')

SKI TRAIL LANE (50' R.O.W.)(ASPHALT)

Δ=10°54'31"
R=325.00'
L=61.88'
CH=61.78'
CHB=N20°51'51"W

PROPOSED WATER SERVICE LINE

W

12.5' SNOW REMOVAL EASEMENT

PROPOSED BUILDING AREA

R=325.00'
L=219.29'
T=114.00'
Δ=38°39'32"
CB=N06°59'21"W
C=215.15'
(C=214.97')

TOP OF CAP EL.=923.36

4" P.V.C. PIPE

PROPOSED 4" SEWER SERVICE LINE

SAN

SAN

N71°56'41"E 100.42'

BENCH MARK TOP OF NAIL EL.=1000.00

LOT 19A
11819 S.F.

WOOD FRAME GARAGE (764 S.F.) FF=999.52

HOT TUB

WOOD DECK

DECK

982.74

WOOD DECK 982.48

973.18

3 STORY WOOD FRAME HOUSE (1021 S.F.)

DECK

LOT 19B
36097 S.F.

CENTERLINE 4" SEWER SERVICE LINE

(105.02') 105.00'

5.0'

ASPHALT DRIVEWAY (USED FOR YAMPA VEW CONDOMINIUMS)

S02°14'10"W

10' UTILITY EASEMENT

N18°37'19"W 118.63'

15' UTILITY EASEMENT

S79°18'55"E

276.43' (277.30')

min 15'? revise?

ELECTRIC PEDESTAL □ 64.00'

TOP OF CAP EL.=980.89

E.O.A.

SEWER MANHOLE (S) RIM EL.= 982.97

FILE COPY

LEGAL DESCRIPTION

LOT 19, BLOCK 1, SKI TRAIL SUBDIVISION FILING NO. 3, COUNTY OF ROUTT, STATE OF COLORADO

ADDRESS

2675 SKI TRAIL LANE
STEAMBOAT SPRINGS, CO.

LAND SURVEYOR'S CERTIFICATE

I, Lloyd W. Powers, a duly registered Land Surveyor in the State of Colorado do hereby certify to Transnation Title Insurance Company that this Plat and Survey was made by me or under my direct supervision and that to the best of my knowledge and belief, both are accurate and in conformance with the applicable laws of the State of Colorado.

Lloyd W. Powers, PLS
Colorado Reg. No. 13901

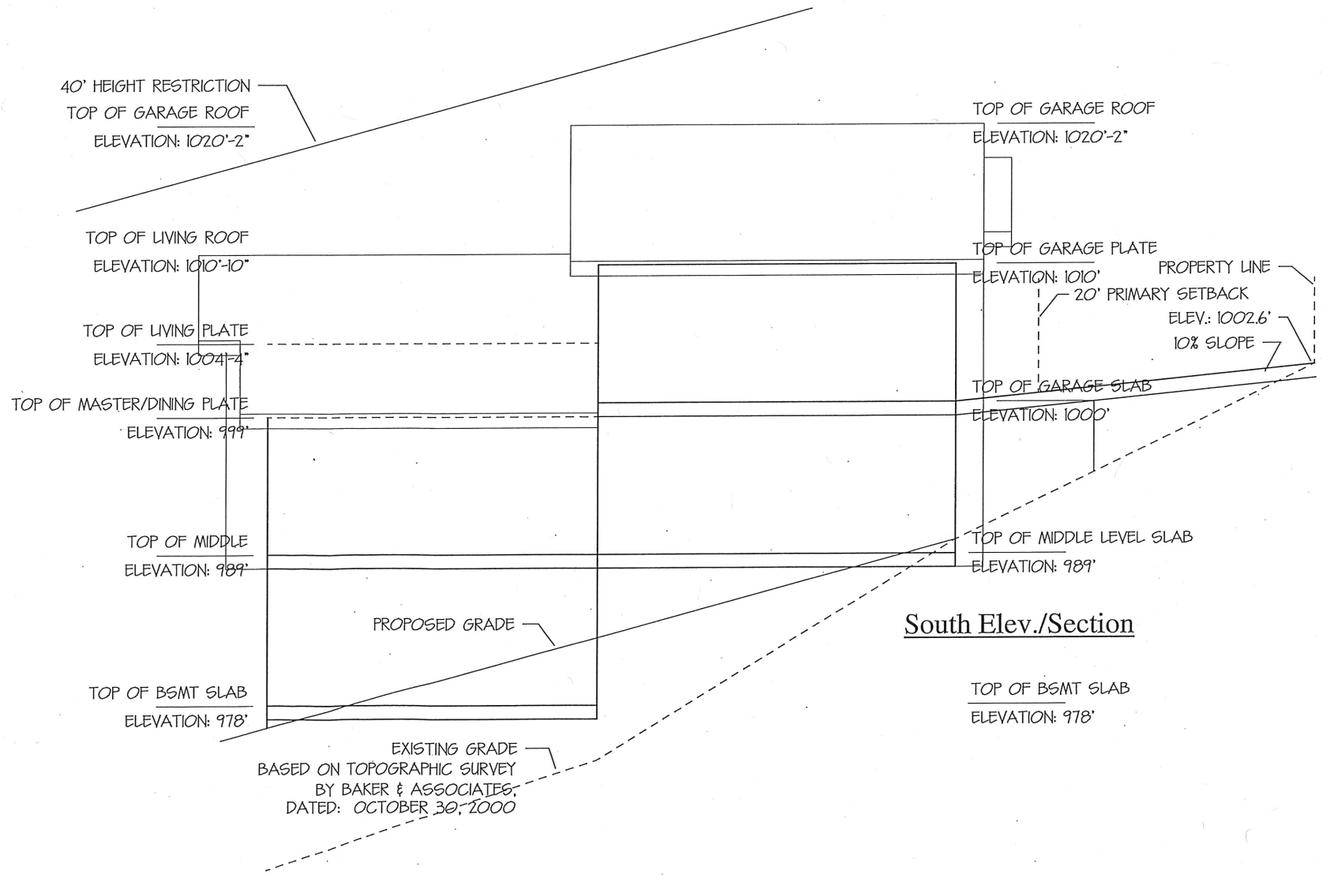
NOTES:

1) DATE OF SURVEY – OCTOBER 18 & 19, 2000 & JULY 18, 2016.
2) ◉ FOUND #5 REBAR & CAP (PLS#24318)
3) ○ FOUND #5 REBAR
4) ⊕ FOUND #5 REBAR & CAP (PLS#7746)
5) RIGHT-OF-WAYS AND EASEMENTS SHOWN ARE FROM THE PLAT OF SKI TRAILS SUBDIVISION FILING NO. 3, & TRANSNATION TITLE INSURANCE COMPANY COMMITMENT NO. 7828767
6) BASIS OF BEARING – S69°00'06"W BETWEEN MONUMENTS AS SHOWN.
7) *(242.50)* DENOTES FIELD MEASUREMENT.
8) BASIS OF ELEVATION – ASSUMMED ELEVATION OF 1000.00 ON CONTROL POINT AS SHOWN.
9) DENOTES CONTOURS AT 2' INTERVALS.
10) △ DENOTES A BENCH MARK (EL.=1000.00)
11) *x 982.38* DENOTES A SPOT ELEVATION
12) LOT 19A ACREAGE: 11819 S.F. 100%
BUILDINGS 1785 S.F. 15%

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 the certification shown hereon.

BAKER & ASSOCIATES
ENGINEERS & LAND SURVEYORS
1799 W. VICTORY WAY
CRAIG, COLORADO 81625

Job No. 00318	Plotted: LWP	Disc No.: HD-C	TOPOGRAPHIC SURVEY
Date: REV. JULY 21, 2016	Checked:	Coord. File: 00318	2675 SKI TRAIL LANE
Scale: 1" = 20'	Book No.:163/11	Plot File: 00318	1/1



South Elev./Section

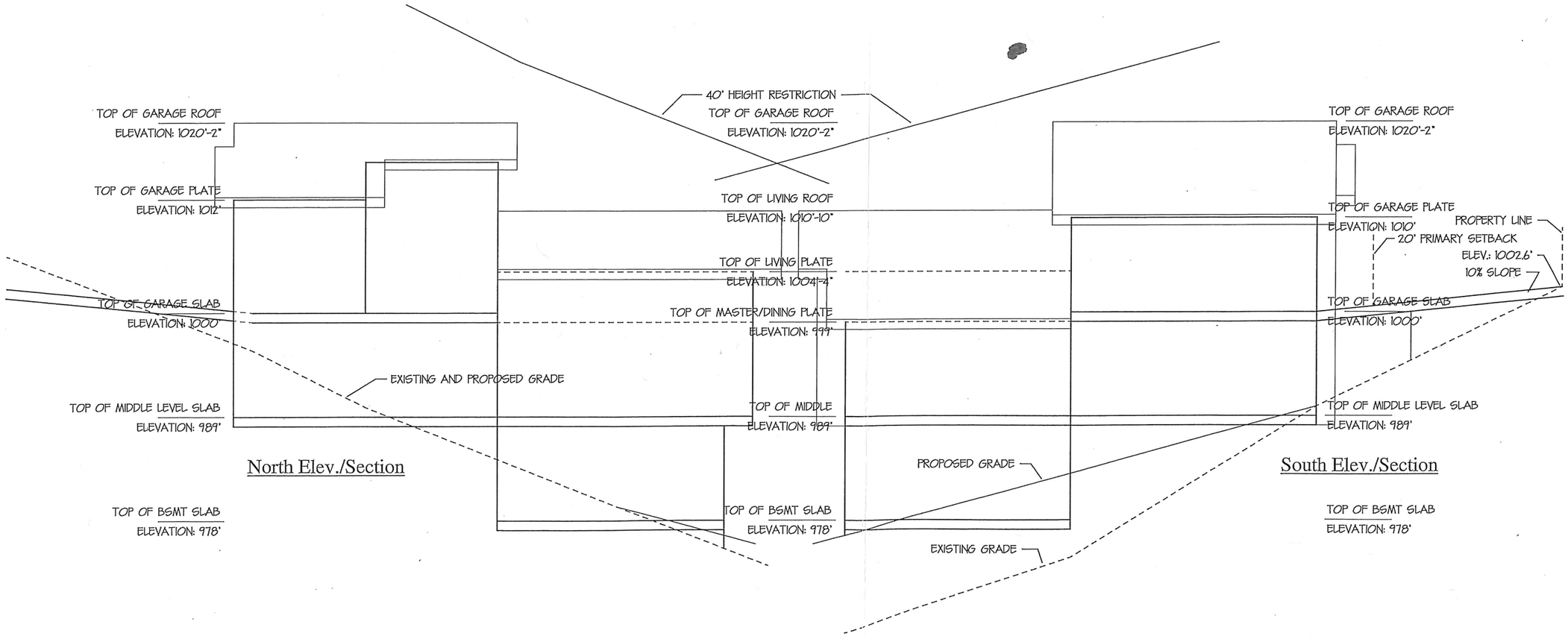
Eck Residence
2675 Ski Trail Lane
Steamboat Springs, Colorado

Frank X. Becker II, AIA
35 5th St., Unit 103, Office 107
Steamboat Springs, Colorado 80487
frank@beckerarchitecture.com
T 970.846.8016

BECKER ARCHITECTURE

REVISIONS:
JULY 20, 2017

JOB NUMBER
1701
DATE
MAR 27, 2017
SCALE
3/16"=1'-0"
DRAWN
F. BECKER
CHECKED
F.X.B./G.E./B.E.



North Elev./Section

South Elev./Section

Eck Residence
2675 Ski Trail Lane
Steamboat Springs, Colorado

Frank X. Becker II, AIA
35 5th St., Unit 103, Office 107
Steamboat Springs, Colorado 80487
frank@beckerarchitecture.com
T 970.846.8016

BECKER ARCHITECTURE

REVISIONS

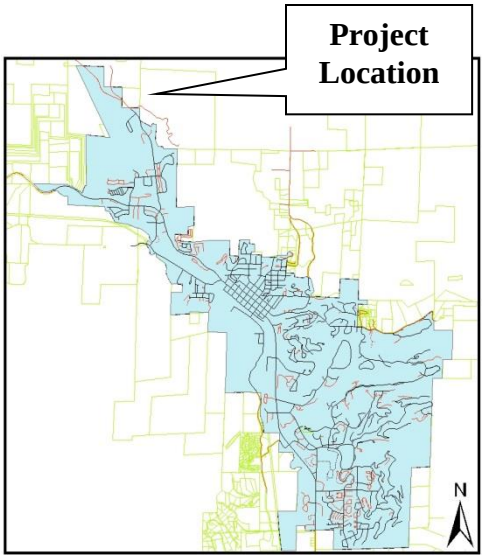
JOB NUMBER 1701
DATE MAR 27, 2017
SCALE 3/16"=1'-0"
DRAWN F. BECKER
CHECKED F.X.B./G.E./B.E.

SHEET NUMBER A1
OF SHEETS

City of Steamboat Springs

AGENDA ITEM #4

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

PLANNING COMMISSION AGENDA ITEM # 4		
Project Name:	Airport Meadows Sub. F1, Lots 4 &5, 2931 Elk River Road, (Urban Roots)	
Project Number/Type:	DPF-17-07, Development Plan/Final Development Plan	
Prepared By:	Toby Stauffer, AICP, Senior Planner	 **Urban Roots**
Through:	Tyler Gibbs, AIA, Planning & Community Development Director	
Date:	March 22, 2018	
Planning Commission:	April 12, 2018	
City Council:	May 3, 2018	
Zoning:	CS- Commercial Services	
Applicant:	Jeff Neeley/Urban Roots c/o Steve Ivancie, Jakes Drafting	
Request:	Development Plan/Final Development Plan for a new building and site development with variances and conditional use requests.	

Public Notice Requirements	
Notice Type	**Date Accomplished**
Newspaper	04/01/2018
Mailing	03/28/2018
Posting	03/28/2018
Website	03/29/2018
Mineral	10/30/2017

Staff Report - Table of Contents

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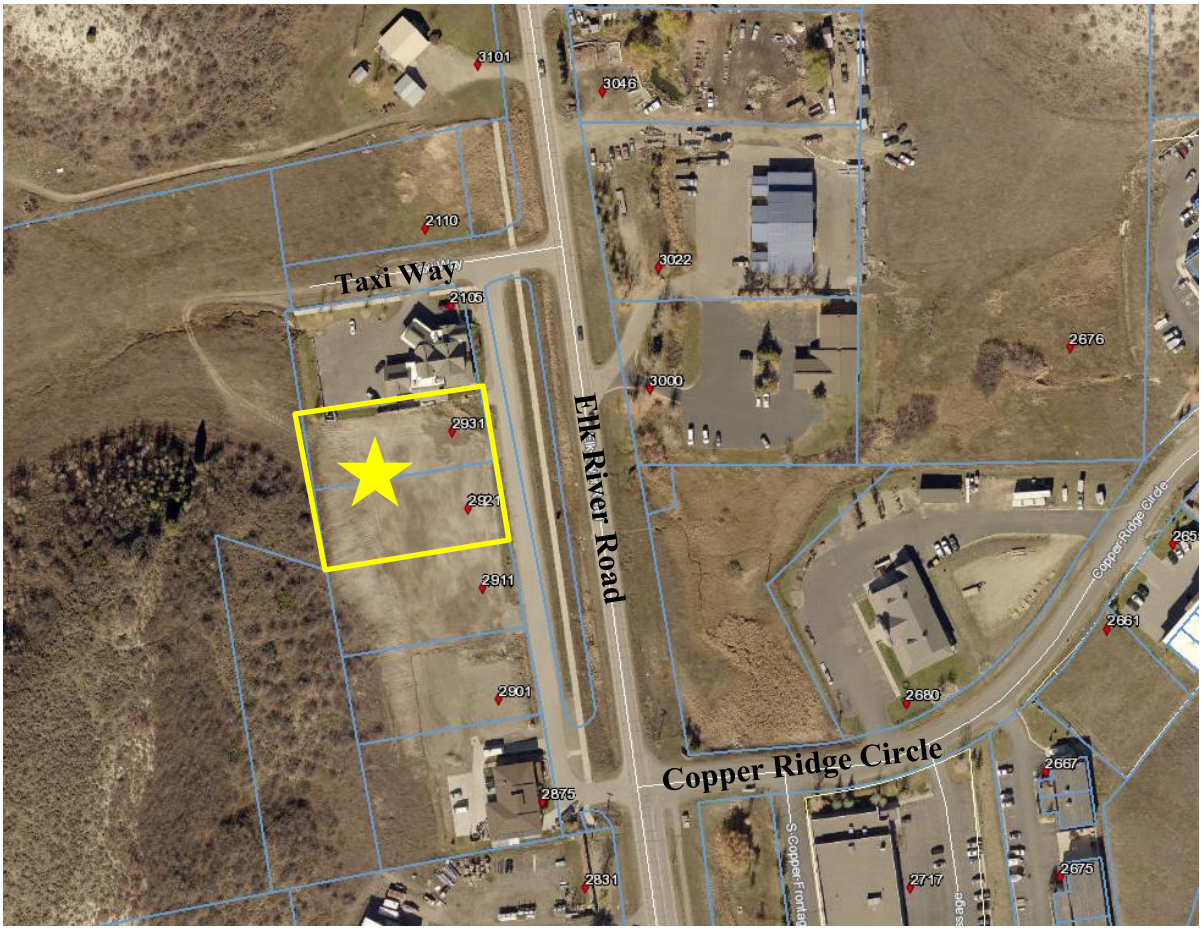
I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY

CDC - SECTION 26-65 (D): *NO 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)	Compatibility with Community Plan	☑			
2)	Consistency with Surrounding Uses	☑			
3)	Minimize Adverse Impacts	☑			
4)	Access	☑			
5)	Minimize Environmental Impacts	☑			
6)	Phasing			☑	
7)	Compliance With Other Standards	☑			
8)	Variance Criteria	☑			
Staff Finding: Staff finds that Development Plan/Final Development Plan, DPF-17-07, for a new building and site development with variances and conditional use requests, is CONSISTENT with the Criteria for Approval for a Development Plan and Final Development Plan.					
…. (Detailed policy analysis is located in Section VI; Staff Findings are in Section VII)					

II. PROJECT LOCATION



III. BACKGROUND INFORMATION

The project is located on Lots 4 & 5 Airport Meadows Subdivision, zoned Commercial Services-CS. Surrounding zoning includes I, CS, OR and RE-1. Nearby uses include Yampa Valley Funeral Home and Butcherknife Brewery. The property is located on a frontage road adjacent to Elk River Road.

IV. PROJECT DESCRIPTION

The request is for site development and a new mixed-use building with variances for building location and transparency requirements in the Entry Corridor with conditional use approval for multi-family residential, warehouse, outdoor storage, and temporary structure uses. The property includes wetlands on the northeast corner of the property and an unstable hillside along the west portion of the lots.

For more details, see information in the applicant's narrative, Attachment 1.

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 26-65 (d): No development plan shall be approved unless the planning commission and city council find that the plan meets all of the following criteria:

1. Compatible with Community Plan.

The development plan is compatible with the preferred direction and policies outlined in the community plan or approved master plans. This criterion shall only be applicable to proposed conditional uses and/or variances within a development plan.

Staff Analysis: **Consistent.** The future land use plan for the area is Industrial which includes light and general industrial uses and service oriented commercial. The category calls for access to major arterials, buffering with landscaping along the entry corridor, and minimizing environmental impacts. Conditional uses of warehouse and outdoor storage proposed on the property are consistent with the classification. The temporary structure supports development of the site for a mixed-use building which is consistent with zoning and the land use classification. The temporary structure will be removed upon completion of the building removing any impacts caused by its presence for a limited time. The building location variance is consistent with the classification, as additional landscaping has been added to manage visual impacts from parking located in front of the building to allow the building to be located such that it will minimize impacts to the wetlands and unstable hillside. The multi-family residential use and transparency variance help the building to meet requirements of the zone district and entry corridor guidelines. The residential use and design characteristics of the building are consistent with land use goals to support infill and create a balance between jobs and housing.

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.

Staff Analysis: **Consistent.** The project is consistent with other buildings in the area that have met the entry corridor guidelines and compliments the mix of uses by bringing new commercial, industrial, and residential uses into the area.

3. 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 orientation of the building directs vehicle use and outdoor storage use to the interior of the site with visual or noise impacts minimized by landscape buffering and distance from Elk River Road. Together the site development and building orientation and location should minimize adverse impacts from the uses.

4. 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.** Adequate access is available to the site from Elk River Road and the associated frontage road. Parking for the use will be accommodated on site and other services have been considered and will be accommodated. Sidewalk connections will be built from the building to allow people to get to and from the site and connect to the existing sidewalk along Elk River Road.

5. 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.** Environmental impacts from development of this site are expected to be minimal. The building and development are planned to avoid the wetlands and the unstable hillside; the locations should minimize any potential adverse impacts. Water quality will be managed through drainage swales and runoff from impervious areas will be collected and treated as required by City standards. No other environmental impacts are anticipated. The project site is not located in any identified environmentally constrained areas, or areas of important wildlife habitat. Staff finds that the environmental impacts from the proposed use will be minimal or negligible.

6. Phasing
Staff Analysis: **N/A**

7. Compliance with other Standards.

The proposed development shall comply with all other applicable requirements of this CDC, including article V, development standards.

Staff Analysis: **Consistent.** With the exception of variances listed below, the development conforms to applicable regulations and development standards including but not limited to: pedestrian circulation and connections, landscaping, building massing and form, building materials, building and roof colors, lighting, parking, and outdoor storage.

8. Variance criteria

Development Plans seeking variation from any design (Mountain Base Area Design Standards or Urban Design Standards and Entry Corridor Concepts), dimensional, or development standards listed in article V, development standards, where such variances do not qualify as minor adjustments, shall provide an acceptable alternative as defined below or shall prove a hardship.

In addition to the criteria below, any development plan seeking a variation shall demonstrate that 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.

The applicant assumes the burden of proof to demonstrate that the objectives of the regulations are respected and that adverse impacts are either non-existent or adequately mitigated. Unsupported opinions of impacts shall not be conclusive evidence of impacts.

In addition to meeting the criteria found in subsections (d)(1)—(7), the variance shall meet one or more of the following criteria for approval:

1. *The applicant's alternative achieves a result that is equal to or better than the code standard to which a variance is being sought.*
2. *The intent of the code standard will not be achieved by strict application of the standard in this particular circumstance.*
3. *The application of other code standards and/or intents will be improved by varying this standard.*
4. *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.*

VARIANCE REQUEST: Building Orientation

Standard:	Entry Corridor/Urban Design Standards, Building Orientation, Parking Location: *Parking areas shall be located behind buildings, distributed between the sides and rear of buildings.*
Applicant Request:	To place the parking in front of the building, closer to Elk River Road.
Applicant Justification:	1. *The applicant's alternative achieves a result that is equal to or better than the code standard to which a variance is being sought.* 4. *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.*

Applicant Narrative: See Attachment 1.

Staff Analysis:

Intent: The intent of Building Orientation in the Urban Design Standards is:

- To ensure that primary building entrances for commercial and mixed-use development are clearly distinguishable and easily accessible from primary streets, pedestrian pathways, public plazas, and parking areas. (Figure 1)
- To minimize the visual impact of surface parking lots on public streets, trails, and open space corridors.
- To provide for a range of appropriate building orientation scenarios based on the size, location, and context of each development site.
- To establish the relationship and orientation of new multifamily buildings to one another and to existing adjacent developments.

Analysis: **Consistent.** The justification provided by the applicant is consistent with staff analysis of the request. Staff finds that visual impacts of the parking are minimized by the landscaping provided on the site, meeting justification 1. Additionally the location of the building minimizes impacts on the existing wetlands on site and the unstable hillside to the rear of the site, meeting justification 4.

VARIANCE REQUEST: Transparency

Standard: Entry Corridor/Urban Design Standards, Building Design and Character, Transparency: *Windows and/or transparent entrances shall be provided for vertical commercial and mixed-use development (multi-story) as follows: Minimum of 30 percent of the total area of each upper floor (all elevations.)*

Applicant Request: To apply the multi-family transparency standards to the upper floor of the building, which would allow a minimum 25 percent of the wall area on each elevation to be windows or transparent entrances.

Applicant Justification:

1. *The applicant's alternative achieves a result that is equal to or better than the code standard to which a variance is being sought.*

Applicant Narrative: See Attachment 1.

Staff Analysis:

Intent: The intent of Transparency in the Urban Design Standards is:

- To provide a high degree of visual interest at the pedestrian level of commercial and mixed-use development within the city's entry corridors;
- To enhance the appearance of multifamily building elevations as viewed from the city's entry corridors and other public rights-of-way; and
- To promote informal oversight of public spaces of "eyes on the street."

Analysis: **Consistent.** The justification provided by the applicant is consistent with staff analysis of the request. Staff finds that transparency provided on the site for the commercial, mixed-use sections of the building meet the standards for the Entry Corridor, and the residential sections of the structure conform to residential standards for the corridor, meeting justification 1.

VI. STAFF FINDINGS

Staff finds that Development Plan/Final Development Plan, DPF-17-07, for a new building and site development with variances and conditional use requests, is CONSISTENT with the Criteria for Approval for a Development Plan and Final Development Plan.

Recommended Motion

The Planning Commission recommends approval of DPF-17-07, as described in project materials and this report with findings approving the variances and with the following conditions:

1. Prior to issuance of any building permit, the lots shall be consolidated and the utility easements along the common lot line vacated.
2. Prior to issuance of any building permit, a Development Agreement shall be recorded that indicates how site development spanning two lots, mixed-use spaces, and parking spaces will be coordinated, restricted, and/or allocated to potential tenants or owners. The agreement shall also include notice that the area is in the Airport Influence Zone and that there may be potential impacts from mixing uses. The agreement shall include but is not limited to:
    a. The separated garage shall not be included or associated with either residential unit in the building.
    b. Residential uses shall be no larger than 1400 SF and shall not include any garage or warehouse space on the first floor.
    c. Two parking spaces shall be dedicated to each residential unit.
3. The temporary office trailer located along the south property line shall only be allowed on the property for the duration of the construction of the new building.
4. The temporary office trailer shall be removed prior to CO or CA for the building, or in any case within 30 days of final approval or inspection sign off on the building permit for the building.
5. The temporary office trailer shall be on the property for no more than 2 years from the date of this approval.
6. Civil Construction plans and building permit plans shall show the location of a newly built fence described in the applicant's TAC letter from 01/03/2018. The fence is required to manage impacts from the development. The fence shall be built prior to CO for the building, CA for the building, within 30 days of final approval, or inspection sign off on the building permit; whichever occurs first.
7. The height of stored materials shall be no greater than twelve feet.
8. Evergreen Trees shall not be stored in the snow storage area.

9. Building Permits are required for all three buildings/structures.
10. Prior to CO or CA, a Drainage Easement shall be recorded for the detention and stormwater quality pond features including maintenance access accommodation and pond embankment extents.
11. Prior to issuance of any building permit, the developer shall pay a proportionate share of potential future intersection improvements at Downhill Drive/US40 intersection, calculated at 0.14% of current cost basis for intersection improvements ($6,440,000) or $9,016.00.
12. Prior to issuance of any building permit and prior to the start of construction, civil construction plans for stabilizing the slope, retaining walls and storm water quality BMP, prepared by a licensed Colorado civil engineer, must be submitted for review and approval by Engineering.
13. The following items are considered critical improvements and must be constructed and approved prior to issuance of a CO or CA.
    - Drainage infrastructure and Storm water quality features.
    - Driveway, and parking areas

VII. ATTACHMENTS

1. Project Narrative
2. Site and Building Plans
3. Draft Development Agreement

Attachment 1

Project Narrative
For
Urban Roots Investments, LLC
Final Development Plan

Urban Roots Investments, LLC owns and operated The Lawn Lady landscaping business in Steamboat Springs, CO. This Development at Airport Meadows, lots 4 and 5, will be the location for the business shop/warehouse, truck and trailer parking, and materials storage for The Lawn Lady.

The lot will include a 50'x100' metal building used as a shop and indoor storage for materials and equipment that can't be stored outside year-round. The building will also include 2 long-term rental units, each with 2 bedrooms and 1 or 2 baths.

The outdoor lot will provide space for material storage and parking for the company's 9 trucks and various trailers and equipment – skid steers, track hoe, air compressor, etc.

The summer operations run from approximately April 15th of each year to the end of October. During summer season, The Lawn Lady employs up to 20 employees, about half of whom drive their own vehicles to work. The remaining employees either ride a bike, carpool, take the bus, or walk. It is anticipated that approximately 8 employee vehicles will need to be parked on site during the months of April through October, from approximately 7:45 am to 4:30 pm. The site plan shows 5 parking spaces on the Northeast portion of the lot on asphalt. Overflow employee parking will be along the East portion of the property on compacted road base and gravel. Employees report to work by their own transportation and at 8:00 am they receive their daily worksheets and disperse in work vehicles for an 8-hour work day. They return at approximately 4:30 pm and go home for the day. It is not anticipated that there would be any employee traffic during evening hours or on weekends. The only traffic on nights and weekends would be that of the occupants renting the livable units in the building.

The Lawn Lady does not provide any retail operations, so it is not expected that the lot would need to account for customer parking. However, with the overflow parking along the east side of the property, there would be sufficient space for any drop-in customers who may stop by for one reason or another – to drop off payment in person or to drop off landscape and building plans. With no retail operations, there are no standard operating business hours.

In the Winter, The Lawn Lady employs 2 full time snow plow truck drivers, who both take their work trucks home with them throughout the winter. It is not anticipated that there would be any employee or customer parking needs throughout the winter.

Urban Roots Investments, LLC
Project Narrative

Urban Roots Investments, LLC owns and operates the Lawn Lady Landscaping business in Steamboat Springs and is applying for a Development Permit to move it's operations onto Lots 4 & 5, Airport Meadows Subdivision, Filing 1. The development will consist of a business shop/warehouse with two residential units, truck and trailer parking and materials storage for the landscaping business.

The project is located at 2931 Elk River Road and is zoned CS (Commercial Services) and the site is subject to the City Urban Design Standards and Entry corridor concepts. The NE portion of the property is encumbered by a large wetland area and the western quarter of the two lots comprises of a hillside that has slumped onto the flat portion of the site.

The site presents numerous challenges to development of this unique property and thus the need to request two variances. The first variance pertains to the Community Development Code (CDC) as to the proposed building setback and location, and the second variance to the Urban Design, Multi Story Mixed Use Architectural Standards - Transparency.

Variance 1 - Building location

Per the CDC, **Section 26.65**, the variance from the 20' maximum setback, building placement, parking and orientation are, in our opinion justified due to the special circumstances of this site. The special circumstances are the existing wetlands area in the NE corner of the lot, the existing drainage infrastructure long established to mitigate drainage situations in the subdivision and topography of the site.

In order to avoid the existing wetland area located on the NE corner of Lot 5, the parking and building are located behind these wetlands, and will be buffered by the existing Funeral Home structure, and dense landscaping to enhance the Elk River Road entry corridor landscape standards. Additional screening and buffering with berms and landscaping will be provided on the east lot line to mitigate and screen the proposed building and parking area. The siting of the building will preserve the Funeral home patio ambiance (adjacent lot to the north) overlooking the wetlands.

The owner wishes to keep the proposed location and apply for the variance. The northeast corner of the property is encumbered by wetlands, to mitigate the wetlands would require months of time to get a 404 permit with no guarantee.

The Army Corps first question would be to also look for other locations as well. Locating the building to the southeast corner would place it at the low point on the lot.

Massive amounts of overlot grading would be required to make the lot drain to the north. The proposed location allows large overhead doors to be placed on the south side of the building while maintaining the natural grades on the property, minimizing lot disturbance. Additional landscaping has been added to mitigate the visual impact.

The applicant believes the location of the proposed warehouse will result in an attractive front facade and will be equal in code standard that the structure will not impact the existing wetland, take advantage of southern exposure, leaving the remainder of the site to be utilized for the landscape business products display and equipment storage.

Variance 2 - Architectural Standards – Transparency

The applicant has achieved the Urban Design Standards (multi-Story) transparency standards for the East elevation (street frontage) of the proposed structure by the addition of more window square footage to both lower and upper levels.

The applicant requests a variance to the Urban Design Standards (multi-Story) transparency standards for the two residential units in the mixed use commercial structure proposed for site. The applicant considers the request to qualify as a minor adjustment to the Development plan.

The applicant believes they have a reasonable case for, and request a variance to the 30% transparency standard for the two residential units. The proposed residential units comply with the 25% standard on the upper levels of the north, south and west elevations with additional windows, consistent with multi-family use in the entry corridor and the CS zone.

Conditional use for Multiple-Family dwellings, Warehouse, Outdoor Storage, and Temporary Structure

The applicant is applying for 2 multi-family residential units that are a conditional use in the CS zone district. These units are 1,200 sf each with 2 dedicated parking spaces provided for each unit on site. The residential uses do not include any garage or warehouse space on the lower level. The units will be used to house employees during transitional housing, busy summer months and possibly for the owners use.

The warehouse use is to provide dry covered storage for landscaping items that cannot be stored outside ie: irrigation system parts & controls, fertilizer & soil amendments, grass & flower seeds ect. Snow removal vehicles will also be housed inside during winter months when landscaping materials are at minimal inventory.

Outdoor storage is required for the applicant’s equipment and landscaping products, materials and supplies. Trees, shrubs & plants need natural daylight & also add to the dense buffering proposed. Decorative rock, pavers & mulch do not need to be in covered

storage. Additional screening and buffering with berms and landscaping will be provided on the east lot line to mitigate and screen the outdoor storage use. A wooden fence has been constructed on the south lot line.

Urban Roots is a landscaping business and during the winter a snow removal service. Residential customers are the primary use but also provide commercial business with landscaping and snow removal services.

Conditions of Approval:

The applicant agrees that approval of the development permit shall be subject to a Development Agreement that indicates how the site development spanning lots 4 and 5; mixed-use spaces and parking spaces will be coordinated, restricted, and/or allocated to potential tenants or owners. The applicant intends to consolidate the two lots and eliminate the lot line, re-plat the lot and vacate the utility easements between lots 4 & 5.

The applicant will comply with the conditions of approval and informational comments by the Community Development Engineer and the City of Steamboat Springs Water & Sewer Department.

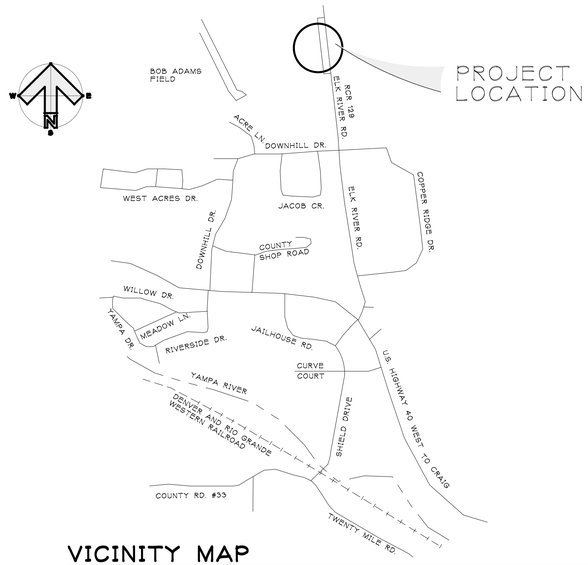
The applicant appreciates the department's response, comments and suggestions and looks forward to continuing to cooperate with the City of Steamboat Springs to facilitate the approval of his Development Plan.

Attachment 2

DEVELOPMENT PLAN

FOR

LOTS 4 & 5, AIRPORT MEADOWS SUBDIVISION, FILING #1
NW1/4, NW1/4, SECTION 6, T6N, R84W, OF THE 6th P.M.,
aka URBAN ROOTS INVESTMENTS, LLC
CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO
1.06 Ac+/-



VICINITY MAP

SCALE: 1" = 1000'

PROPERTY OWNER & APPLICANT SIGNATURES

BY _____

Jeff Neeley, Owner.
Urban Roots Investments, LLC.
27620 Silver Spur Street
Steamboat Springs, Colorado 80487
970.291.1361

PREPARED BY:

BY _____

James M. Henry
Jake's Drafting Service, Inc.
P.O. Box 774121
426 Oak Street,
Steamboat Springs, Colorado 80477
970.879.7929 Fax: 970,879,8709

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

The Director of Planning Services of the City of Steamboat Springs Colorado, does hereby authorize and approve this Development Plan.

By _____ Date _____

Tyler Gibbs, AIA, Director
Director of Planning and Community Development

EXPIRATION DATE

Final Development Plan Approval Date _____

Final Development Plan Expiration Date _____

INDEX:

CODE REFERENCE	SHEET No.	DESCRIPTION
SECTION ONE	1 OF 6	COVER SHEET
SECTION TWO	2 OF 6	EXISTING CONDITIONS
SECTION THREE, FIVE	3 OF 6	SITE PLAN / LANDSCAPE PLAN
SECTION FOUR	4 OF 6	GRADING AND DRAINAGE PLAN
SECTION FIVE	3 OF 6	LANDSCAPE PLAN
SECTION SIX	5 OF 6	ARCHITECTURAL DRAWINGS A1, A2, A3, A4
SECTION SEVEN	6 OF 6	UTILITY PLAN

PROJECT SUMMARY TABLE			
Gross Floor Area	5,096 SF		
Net Floor Area	7,496 SF		
Unit Size	1 @ 5,096 SF / 2 @ 1,200 SF		
Number of Units	3		
Zoning (existing)	CS (Commercial Services)		
Frontage	200'		
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
Principle Use	Commercial	5,096 SF	1
Accessory Use(s)	Residential	2,400 SF	2 Residential
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE (Y/N)
Lot Area	No Max, No Min	1.06 Ac+/-	N
Lot Coverage	46,000 X 0.60 = 27,600 SF MAX	5,000 SF < 0.60 (18%)	N
Floor Area Ratio	46,000 X 0.60 = 27,600 SF MAX	7,496 SF < 0.60 (27%)	N
Building Height	OH = 63'	APH = OH =	N
Frontage Area Height			N
Front Setback	5' MIN, 20' MAX	76.35'	YES
Side Setback	7.5' MIN	11'	N
Rear Setback	7.5' MIN	50'	N
Second Story Intensity	N/A	N/A	N
Parking		9 Ex. Spaces, 8 Interior	N
Snow Storage	3,449 X .5 X .75 = 1,290 SF	1,650 SQ. FT.	N

CONDITIONS OF APPROVAL

County Surveyor Land Survey Plat Certificate

This plat was indexed as File SP_____ in the index of Land Survey Plats maintained in the office of the Routt County Clerk and Recorder on _____, 20__, at ____M.

County Surveyor for Routt County

_____
Tom Effinger,
Routt County Surveyor L.S.# _____

State of Colorado

County of Routt

The foregoing instrument was acknowledged before me this ____ day of _____, A.D., 20__, by Jeff Neeley owner of Urban Roots Investments, LLC.

My commission expires _____

Witness my hand and official seal.

_____
Signature
Notary Public

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado this ____ day of _____, A.D., 20__, Book Number ____, at Page____, Reception Number_____, Time ___ M.

The protective covenants for this development are located at Reception No. _____

Jake's™
DRAFTING SERVICE, INC.
P.O. BOX 774121
426 OAK STREET
STEAMBOAT SPRINGS, COLORADO
970.879.7929
FAX 970.879.8709
JAKES@SPRINGS.IPS.COM

SECTION ONE - COVER SHEET

URBAN ROOTS INVESTMENTS, LLC
293 ELK RIVER ROAD
STEAMBOAT SPRINGS, COLORADO
OWNER/CONTRACTOR 970.291.1361

Job #1703010
File SECT 01
Date 22AUG17
Drawn SKI
Checked JMH
Rel'd
Rev'd

Sheet Number
1
SHEET 1 OF 6

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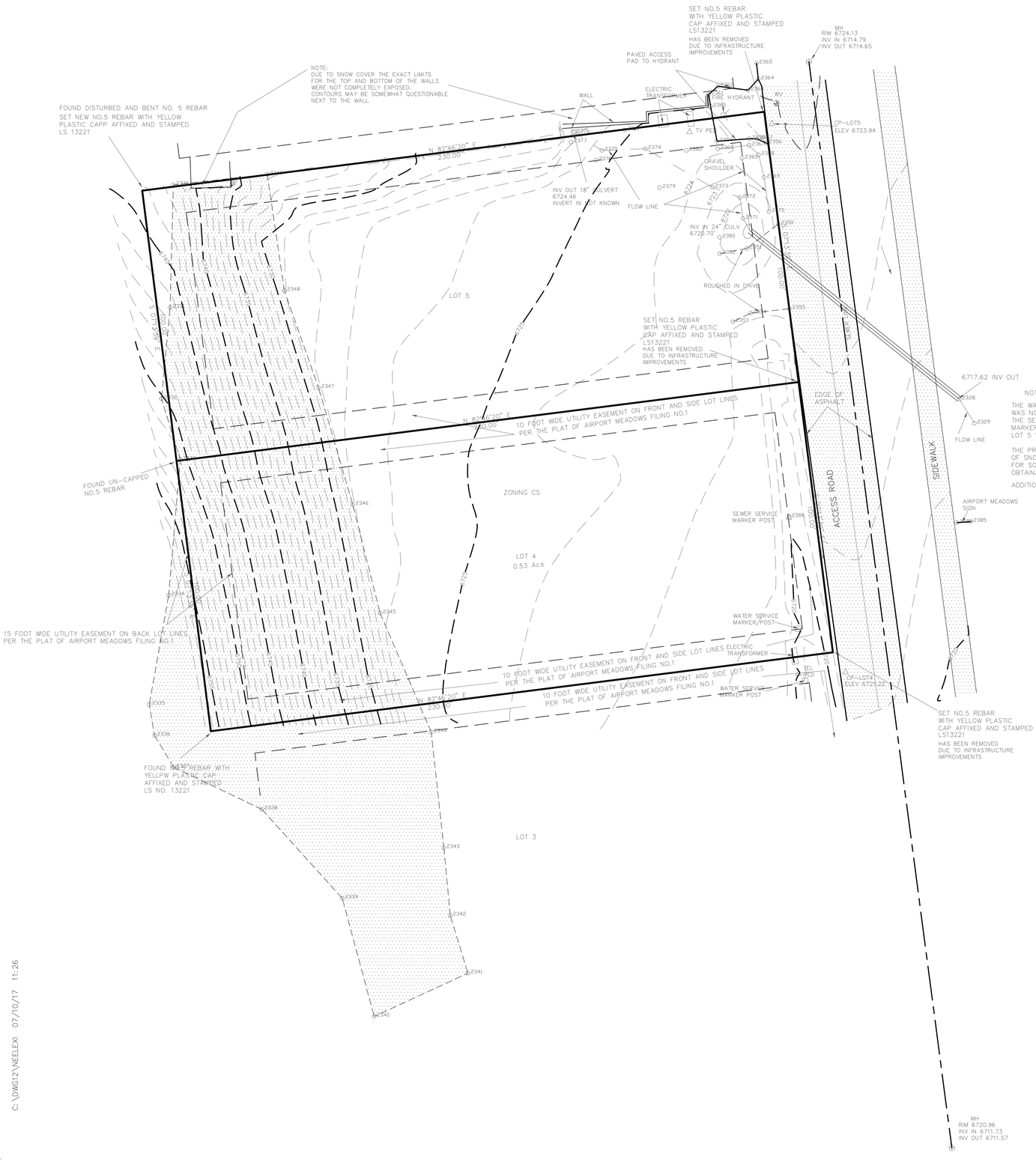

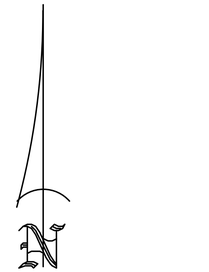

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ELEVATIONS ARE BASED ON NGVD 29 DATUM

NOTES

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THE PROPERTY HAD GENERALLY BEEN CLEARED OF SNOW HOWEVER THE DESIRED LEVEL OF DETAIL FOR SOME OF THE ITEMS ON THE GROUND WERE NOT OBTAINABLE DUE TO THE REMAINING SNOW COVER.

ADDITIONAL FIELD SHOTS WERE TAKEN 06-30-2017

NOTES:

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SURVEYOR'S CERTIFICATE

I, R.C. MOON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY AND PLAT REFLECTING THE RESULTS OF SAID SURVEY WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FURTHER STATE SAME TO BE ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED FEBRUARY 16TH, 2017

R.C. MOON, COLO. REG NO.13221

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 THE CERTIFICATION SHOWN HEREON.

07-01-2017 REVISED: TIED EDGE OF SLIDE AREA, INV OUT FOR 24"CULVERT, FIRE HYD PAD, ACCESS DRIVE AND OBTAINED SOME ADDITIONAL SPOT ELEVATIONS THAT WERE UN-OBTAINABLE DUE TO SNOW COVER IN FEB 2017

Revised	Description
Date: 02-14-2017	JEFF NEELEY
Drawn: NEELEX1.DWG	
File: NEELEY.WO	EXISTING CONDITIONS PLAT FOR LOT 4 AND LOT 5 OF AIRPORT MEADOWS FILING NO.1, CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.
Scale: 1"=20'	

D & D, Inc.
A PROFESSIONAL LAND SURVEYING & PLANNING CO.
P.O. Box 775008 Steamboat Springs, Co. 80477
(303) 879-2715

Sheet No. of Project No. 4844-1

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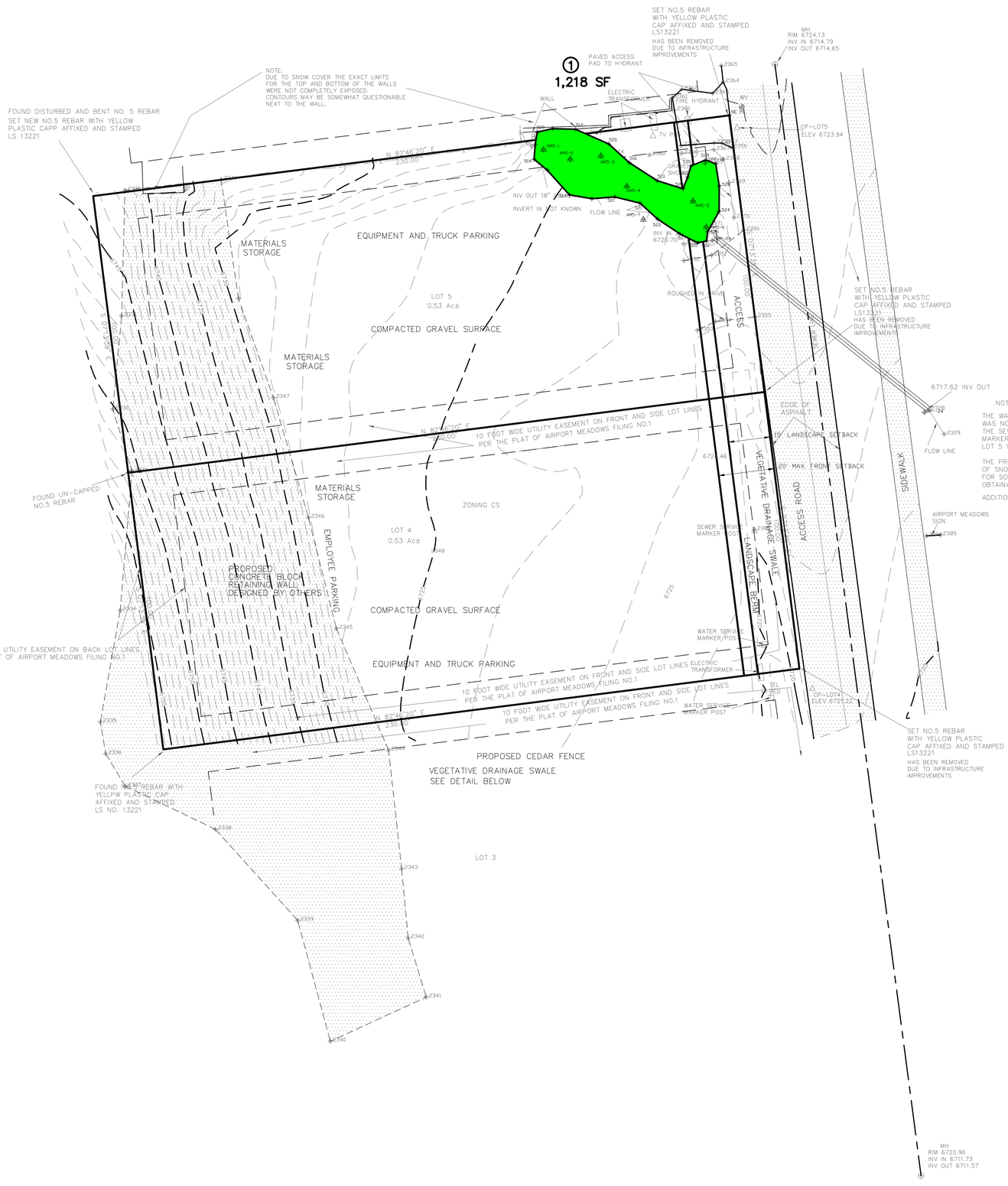
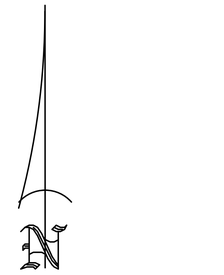


LEGEND

1 1,218 SF — JURISDICTIONAL WETLANDS 1,219 SQ. FT.

501 — WETLANDS BOUNDARY STAKE

AMS-9 — WETLANDS SAMPLE PLOT



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Sheet No. of Project No. 4844-1

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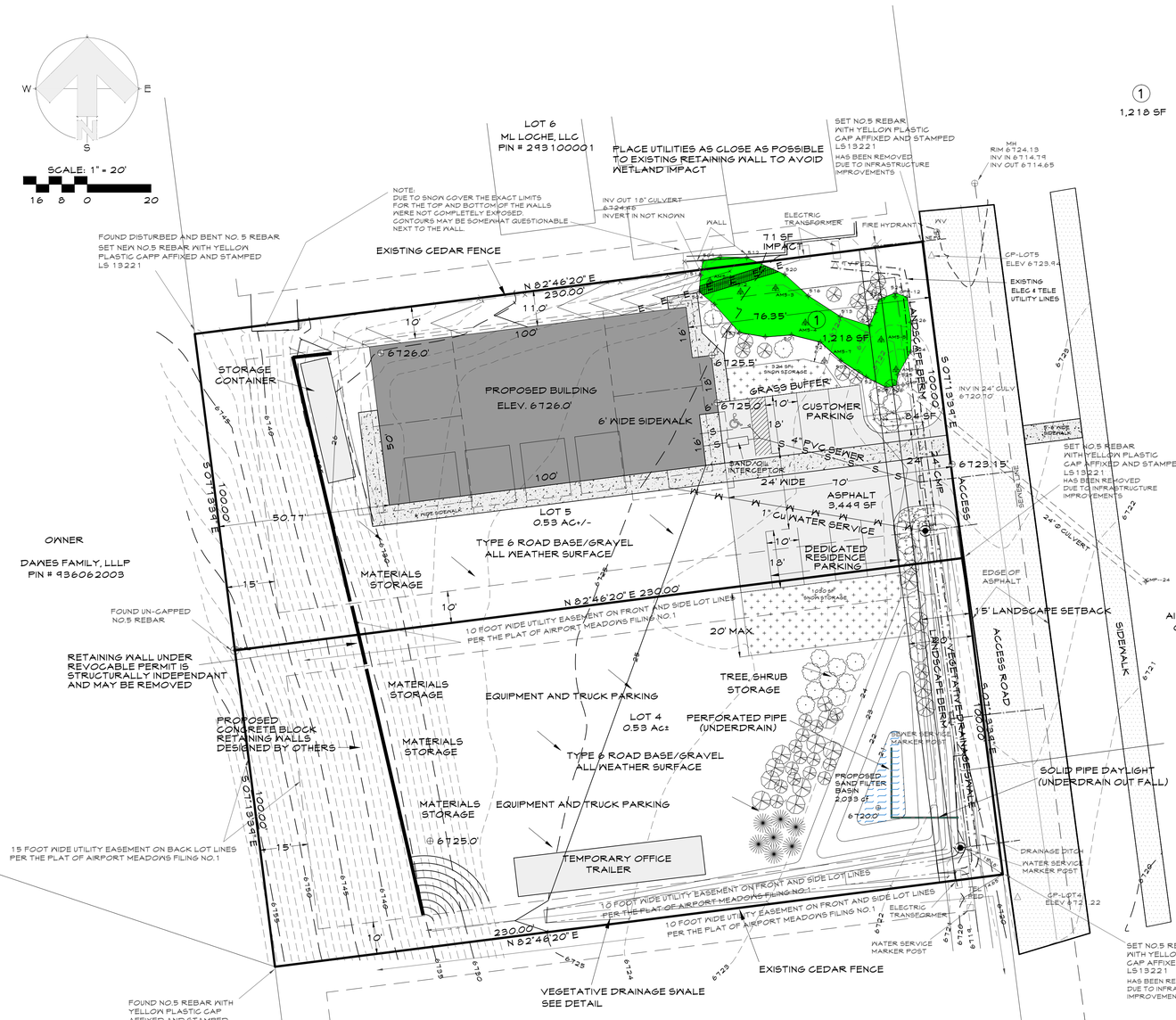


LEGEND

1 — 1,218 SF

- JURISDICTIONAL WETLANDS 1,218 SQ. FT.
- ASPHALT PAVEMENT 9,444 SQ. FT.
- SNOW STORAGE PROVIDED/SNOW STORAGE REQUIRED 1,650 SQ. FT. / 1,240 SQ. FT.
- SAND FILTER BASIN 2,033 CF

(9) GINNALA MAPLE

(10) QUAKING ASPENS

(3) SHRUBS, COLORADO DOGWOOD

ADDITIONAL TREE LANDSCAPING TO ENHANCE BUFFERING OF STRUCTURE.

(2) GINNALA MAPLE

(9) QUAKING ASPENS

LANDSCAPING PLAN

LANDSCAPE CATEGORY: ELK RIVER ROAD ENTRY CORRIDOR

15 FT. LANDSCAPE SETBACK AREA REQUIRED ADJACENT TO SIDE STREETS

15' X 200' = 3,000 SQ. FT. LANDSCAPE SETBACK AREA SETBACK

3,000 SQ. FT. SETBACK/200 = 15 TREES REQ'D

DISTRIBUTION OF TREE TYPES SHALL BE:

LARGE DICIDUOUS - FORTY (40) %

ORNAMENTAL - TWENTY (20) % AND 35% MAX. OF TOTAL NUMBER OF TREES RQUIRED.

SHRUBS - FIFTEEN (15) % MIN. AND 35% MAX OF THE REQUIRED LANDSCAPE AREA.

SYMBOL KEY

TREES

QTY: 19 10 REQUIRED, 19 PROVIDED
POPULUS TREMULOIDES
QUAKING ASPEN
SIZE: 1-1/2"

QTY: 11 5 REQUIRED, 11 PROVIDED
ACER ginnala
MAPLE, GINNALA
SIZE: 3" TREE BB

SHRUBS

QTY: 3
COMUS stolinifera coloradense
COLORADO DOGWOOD
SIZE: #5

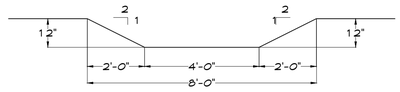
MAINTENANCE: TREES AND GROUND COVER TO BE MAINTAINED BY OWNER
GROUND COVER TO BE MOWED AS NEEDED
ALL PLANT MATERIAL WATERED AS NEEDED.

SHREDDED BARK MULCH OVER WEED BARRIER FABRIC BENEATH TREES AND SHRUBS IN NEW PLANTING BEDS

CONSULT LANDSCAPE DESIGNER FOR PLANT SUBSTITUTIONS.

ADDITIONAL TREE LANDSCAPING TO ENHANCE BUFFERING OF STRUCTURE.

LANDSCAPE TREE STOCK STORAGE TO BE USED TO BUFFER EQUIPMENT PARKING AND MATERIALS STORAGE ON LOT 4



VEGETATIVE DRAINAGE SWALE DETAIL

SEE DRAINAGE LETTER AND STORMWATER QUALITY PLAN BY LANDMARK COSULTANTS, INC.

ZONED :	C5
SETBACKS :	20' MAX. FRONTAGE, 7.5' SIDE & REAR
PARCEL ID # :	101400005
STREET ADDRESS :	2931 ELK RIVER ROAD
LEGAL DESCRIPTION :	LOTS 4 & 5, AIRPORT MEADOWS SUBDIVISION, FILING # 1 STEAMBOAT SPRINGS, COLORADO

SITE PLAN

SCALE 1"=20'

NOTES:
THERE ARE NO NO WATER BODIES, RIVERS, STREAMS, LAKES, RESERVOIRS OR PONDS WITHIN 50' OF THE PROPOSED STRUCTURE
ALL DISTURBED AREAS TO BE REVEGATATED
SURVEY INFORMATION PROVIDED BY D&D INC. AND MODIFIED BY JAKE'S DRAFTING SERVICE, INC. FOR USE AS A SITE PLAN

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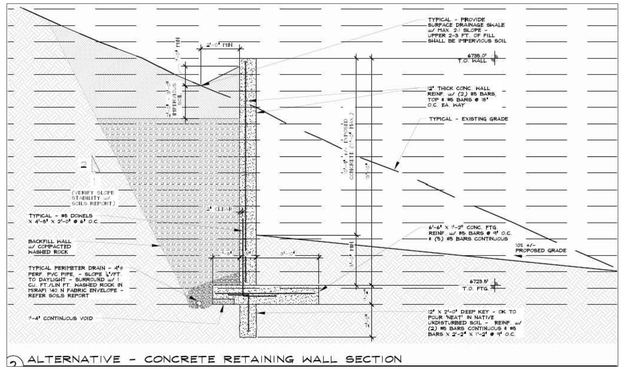


ALTERNATIVE - CONCRETE RETAINING WALL SECTION

PROPOSED PRECAST CONCRETE WALL DETAIL

RETAINING WALL FINAL DESIGN AND ENGINEERING BY A LICENSED PROFESSIONAL CIVIL ENGINEER (SEE SEAD, INC.) TO BE PROVIDED WITH BUILDING PERMIT

DRAFTING SERVICE INC.
P.O. BOX 774121
426 OAK STREET
STEAMBOAT SPRINGS, COLORADO
970.879.7929
FAX 970.879.8709
JAKES@SPRINGSIPS.COM

Jake's TM

"STRUCTURE ONLY"

SECTION THREE & FIVE: SITE PLAN, LANDSCAPING PLAN FOR
URBAN ROOTS INVESTMENTS, LLC
2931 ELK RIVER ROAD
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO
OWNER/CONTRACTOR, 970.291.1361

Job # 17.030
File 17030C10
Date 22AUG17
Drawn SKI
Checked JMH
Rel'd NFC
Rev'd 28FEB18

Sheet Number
C1
SHEET 3 OF 6

STRUCTURAL NOTES

Foundation Criteria:

A. Design of continuous and individual footings is based soils report by Bear Valley Design, Ltd., dated Feb. 21, 2017., and assumed design values.

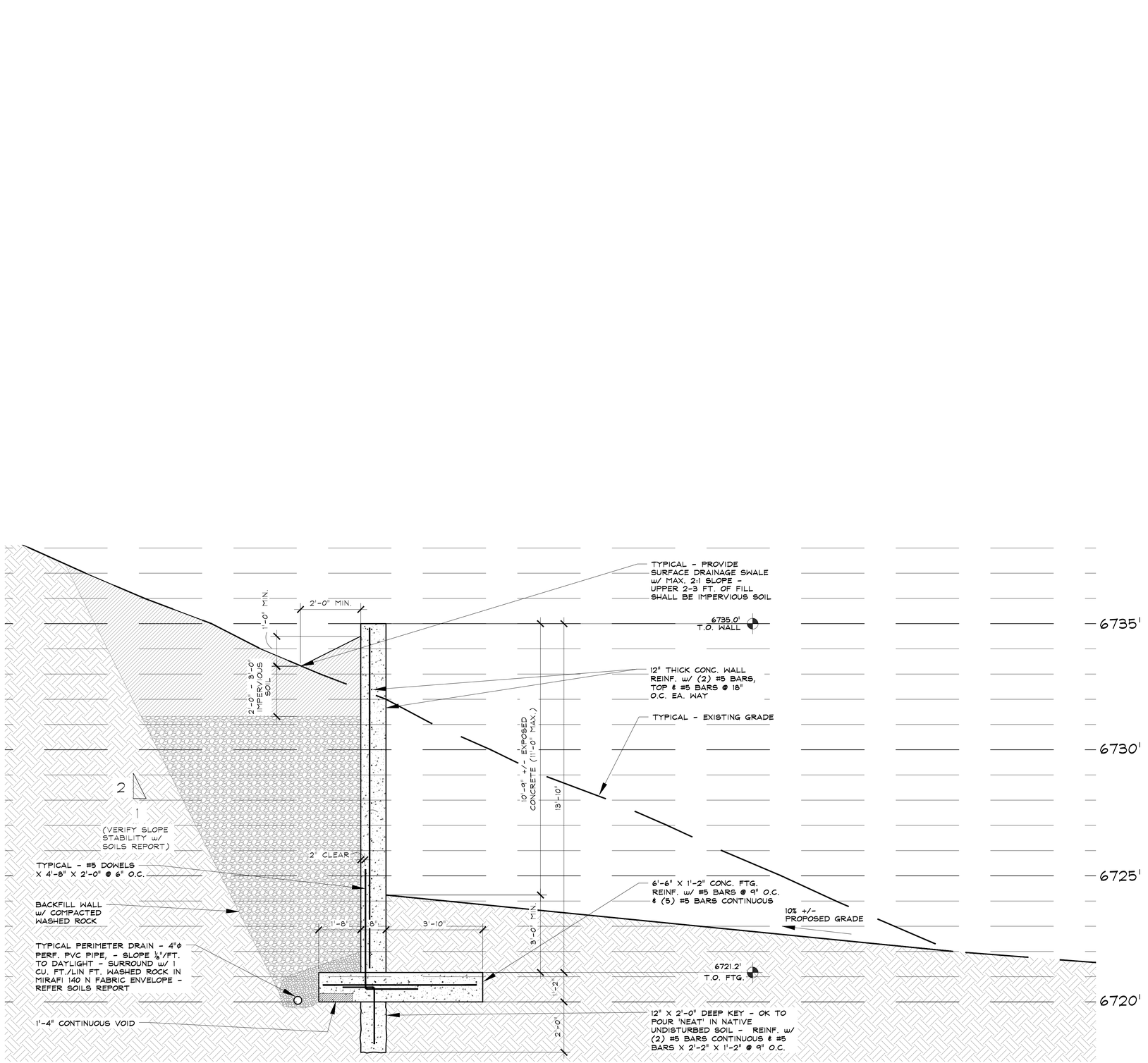
PRELIMINARY DESIGN: ADDITIONAL SOILS INFORMATION IS REQUIRED PRIOR TO FINALIZING DESIGN

Reinforced Concrete:

A. Structural concrete shall be Type 1, and have a minimum 28 day strength of 3,000 psi, Exterior concrete slabs shall be Type 1 and have a minimum 28 day strength of 4,000 psi. All concrete shall have a min 6% (+/- 1.5%) entrained air for durability and a 4" (+/- 1") slump. The maximum aggregate size shall be 3/4". Concrete shall not be placed on frozen ground and shall be protected from freezing for a minimum of 7 days. During cold weather the methods and specifications set forth in ACI 306R-88 shall be followed to prevent frost damage.
B. All concrete work shall conform to the requirements of ACI318 and 301, latest edition.
C. All exposed edges shall have a 3/4" chamfer.
D. Reinforcing bars shall conform to ASTM spec. A615-79 and shall be Grade 60.
E. At splices, lap bars a minimum of 38 diameters. At corners and intersections, make horizontal continuous or provide matching corner bars. Around openings in walls and slabs, provide (2) #5 bars extending a minimum of 2 feet beyond the edge of the opening. Continuous top bars in walls shall be spliced at mid-spane. Continuous bottom bars in walls shall be spliced at supports.
F. Concrete cover shall conform to ACI 318-08, 7.7. Unless a greater cover is required, concrete cast against earth shall have 3in. min. cover, concrete exposed to earth or weather shall have 2in. min. cover for No. 6 bars & greater, & 1½in. min. cover for No. 5 bars & smaller. Concrete not exposed to weather shall have ¾" min. cover for No. 11 bars & smaller.
G. Welded wire fabric shall conform to ASTM 185 and shall be lapped one full mesh at splices and tied together.
H. Concrete shall be adequately consolidated/vibrated during placement to ensure it is thoroughly placed around all reinforcing steel and embedded fixtures.
I. Unless noted otherwise, slabs, footings and walls shall not have any horizontal 'cold joints.' All construction joints shall be detailed or reviewed by the Engineer of Record.
J. Interior concrete slab finish shall be steel towel finished and exterior concrete slabs shall be boom finished.

Field Verification:

A. The contractor shall thoroughly inspect and survey the existing structure to verify dimensions, elevations, framing, etc., which may affect the work shown on the drawings and report any variations or discrepancies to the Engineer.



1 ALTERNATIVE - CONCRETE RETAINING WALL SECTION

NOTE: LENGTH OF WALL CAN BE SITE MODIFIED AS REQUIRED: THIS WALL SECTION REPRESENTS MAXIMUM WALL REQUIRED - FINAL DESIGN TO BE SUBMITTED UPON FINAL DEVELOPMENT APPROVAL

SCALE: ½" = 1'-0"

NOT FOR CONSTRUCTION

Steamboat Engineering & Architectural Design, Inc.
2740 Acre Lane Suite E Steamboat Springs, CO 80487
Phone: 970 . 871 . 9101 Fax: 970 . 871 . 9089
E-mail: Steve@seadinc.com

URBAN ROOTS INVESTMENTS, LLC

RETAINING WALL

2931 ELK RIVER ROAD
STEAMBOAT SPRINGS, COLORADO

A NEW RETAINING WALL FOR: JAKE'S DRAFTING SERVICE, INC.

ISSUE DATES

CONCEPTUAL
01 . 03 . 18

PRELIMINARY
03 . 07 . 18

DRAWN BY: CWM
REVIEWED BY: SJM
PROJECT # 17058

RETAINING WALL SECTIONS

S-1

SHEET 1 of 1

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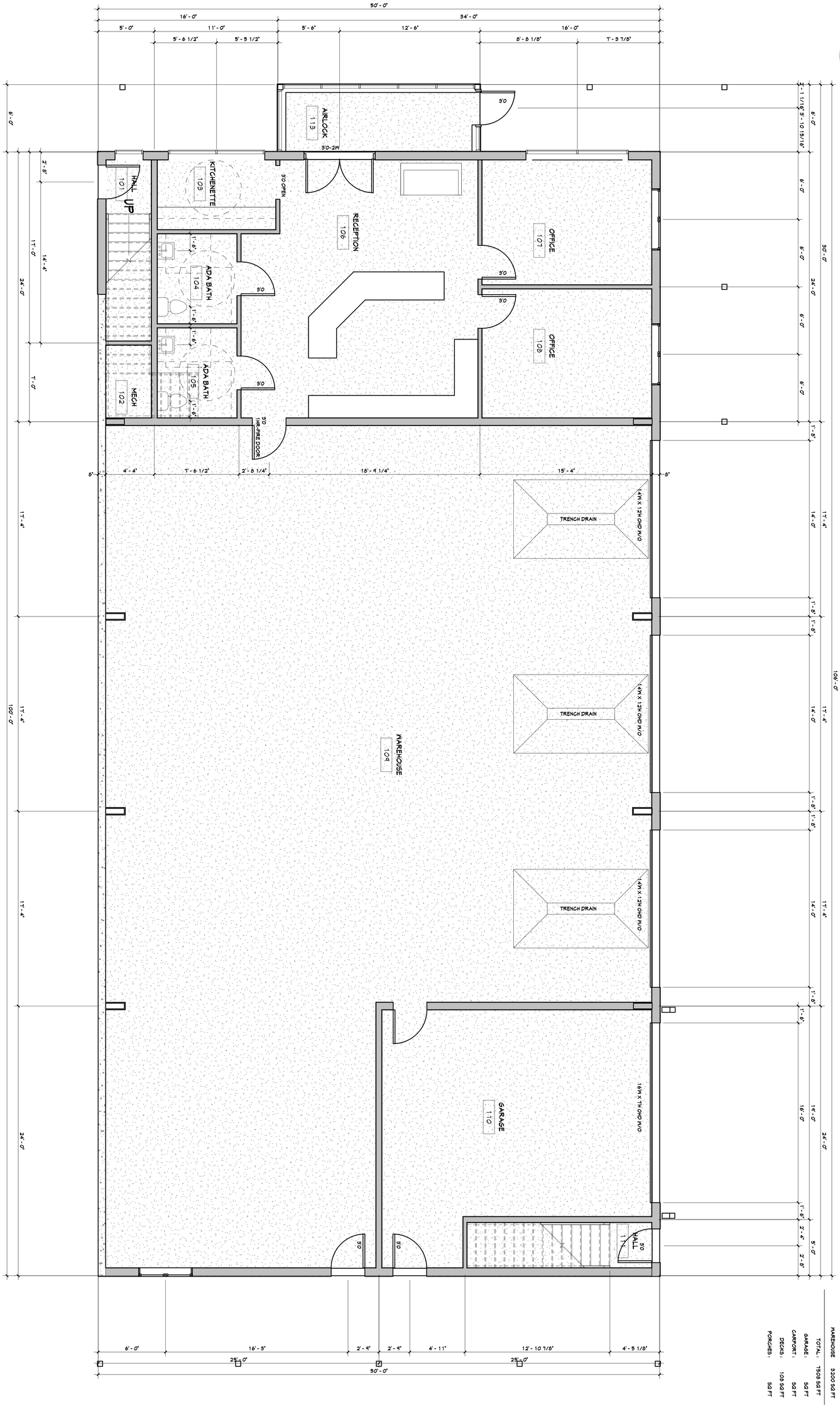

4 MAIN LEVEL
1/4" = 1'-0"

SECTION SIX

CONSTRUCTION TYPE:	IB
OCCUPANCY:	R3, S-1, B, U
BUILDING AREAS	
LOWER LEVEL FINISHED:	50 SQ FT
MAIN LEVEL FINISHED:	1500 SQ FT
UPPER LEVEL FINISHED:	2400 SQ FT
GARAGE:	600 SQ FT
WAREHOUSE:	3200 SQ FT
TOTAL:	1500 SQ FT
GARAGE:	50 FT
CARPORT:	50 FT
DECKS:	100 SQ FT
PORCHES:	50 FT

MAIN LEVEL FLOOR PLAN

URBAN ROOTS INVESTMENTS, LLC

2931 ELK RIVER RD
STEAMBOAT SPRINGS, CO 80487
OWNER/ CONTRACTOR 970-291-1361

"STRUCTURE ONLY"

Jake's™
CELEBRATING 30 YEARS IN BUSINESS 1987-2017

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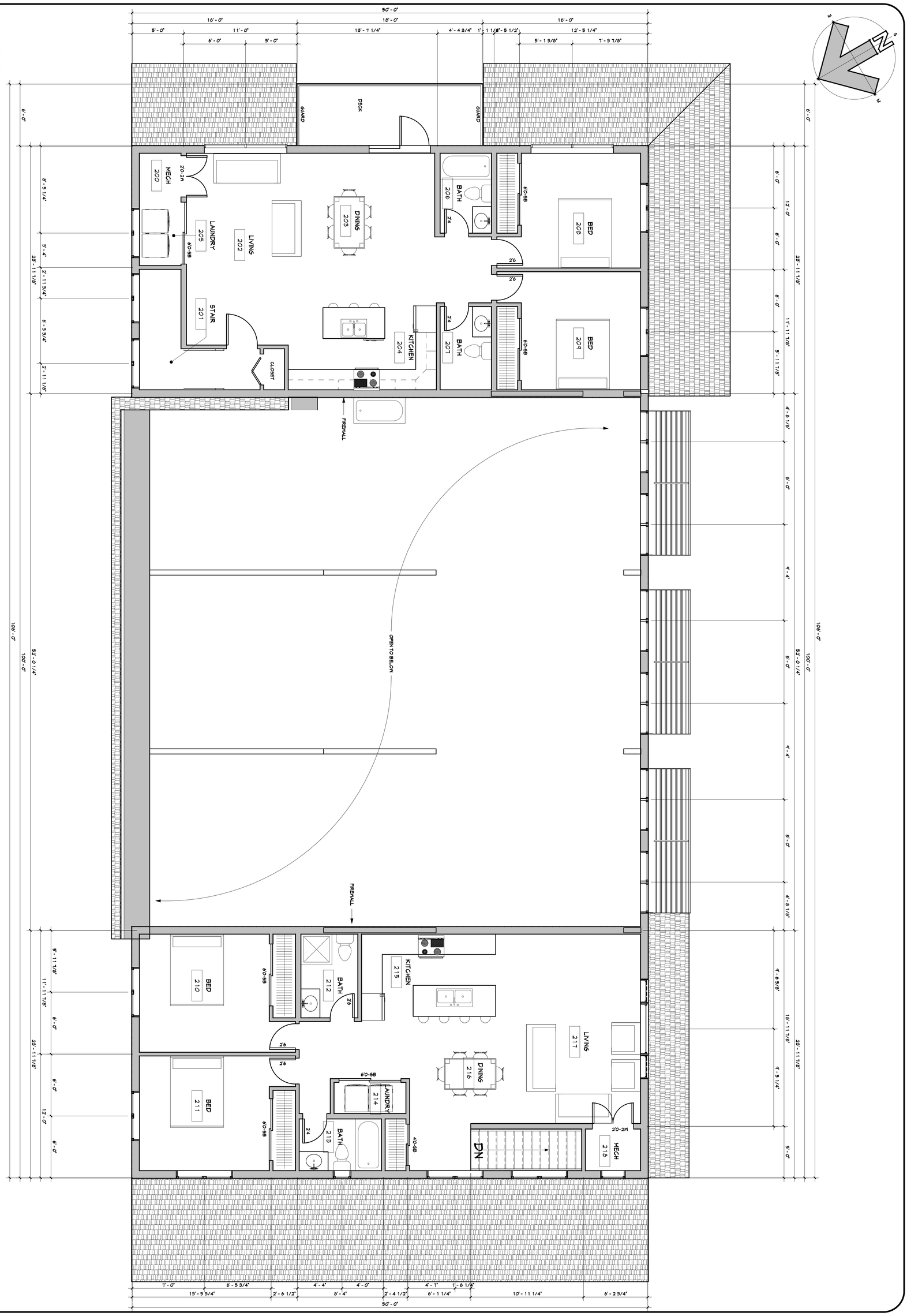
File	17.030
Date	SEP 17
Drawn	KAB
Checked	JMH
Field	NFC
Revd	2NOV17

Sheet Number
A1
SHEET 1 OF 4

1 UPPER LEVEL
1/4" = 1'-0"



SECTION SIX

UPPER LEVEL FLOOR PLAN

URBAN ROOTS INVESTMENTS, LLC
2931 ELK RIVER RD
STEAMBOAT SPRINGS, CO 80487
OWNER/ CONTRACTOR 970-291-1361

"STRUCTURE ONLY"

Sheet Number
A2
SHEET 2 OF 4

Job # 17.030
File 17.030
Date 15SEP17
Drawn KAB
Checked JMH
Reid NFC
Revd 2NOV17

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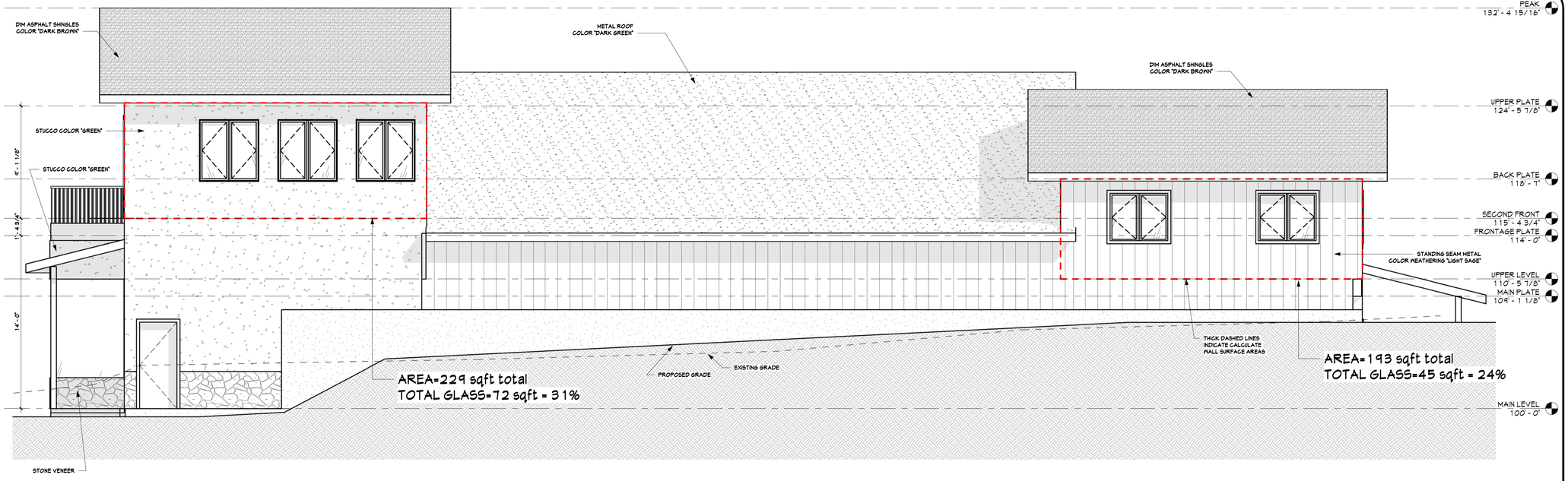
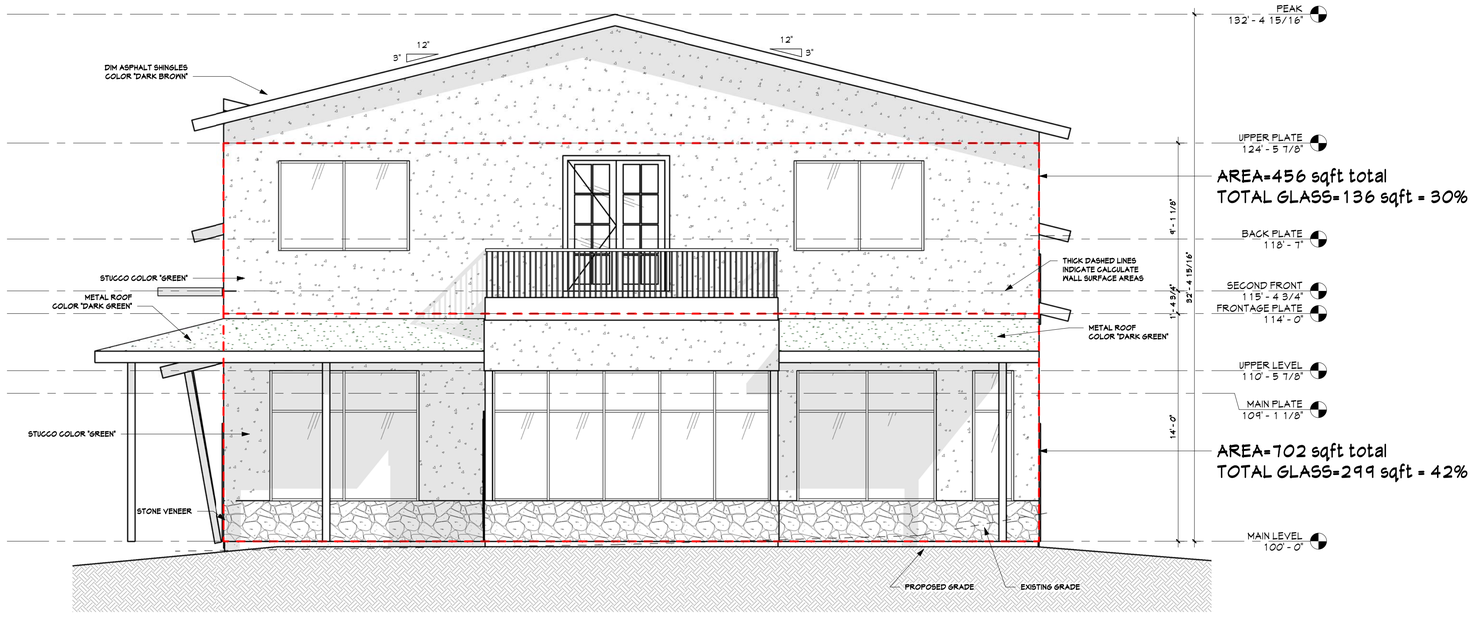
STEAMBOAT SPRINGS, COLORADO
970.879.7929
FAX 970.879.8709
JAKES@SPRINGSIPS.COM



1 NORTH
1/4" = 1'-0"



2 EAST
1/4" = 1'-0"

SECTION SIX

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ELEVATIONS & TYPICAL SECTIONS

URBAN ROOTS INVESTMENTS, LLC
2931 ELK RIVER RD
STEAMBOAT SPRINGS, CO 80487
OWNER/ CONTRACTOR 970-291-1361

Job #	17.030
File	17.030
Date	15SEP17
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Rev'd	26OCT17

Sheet Number
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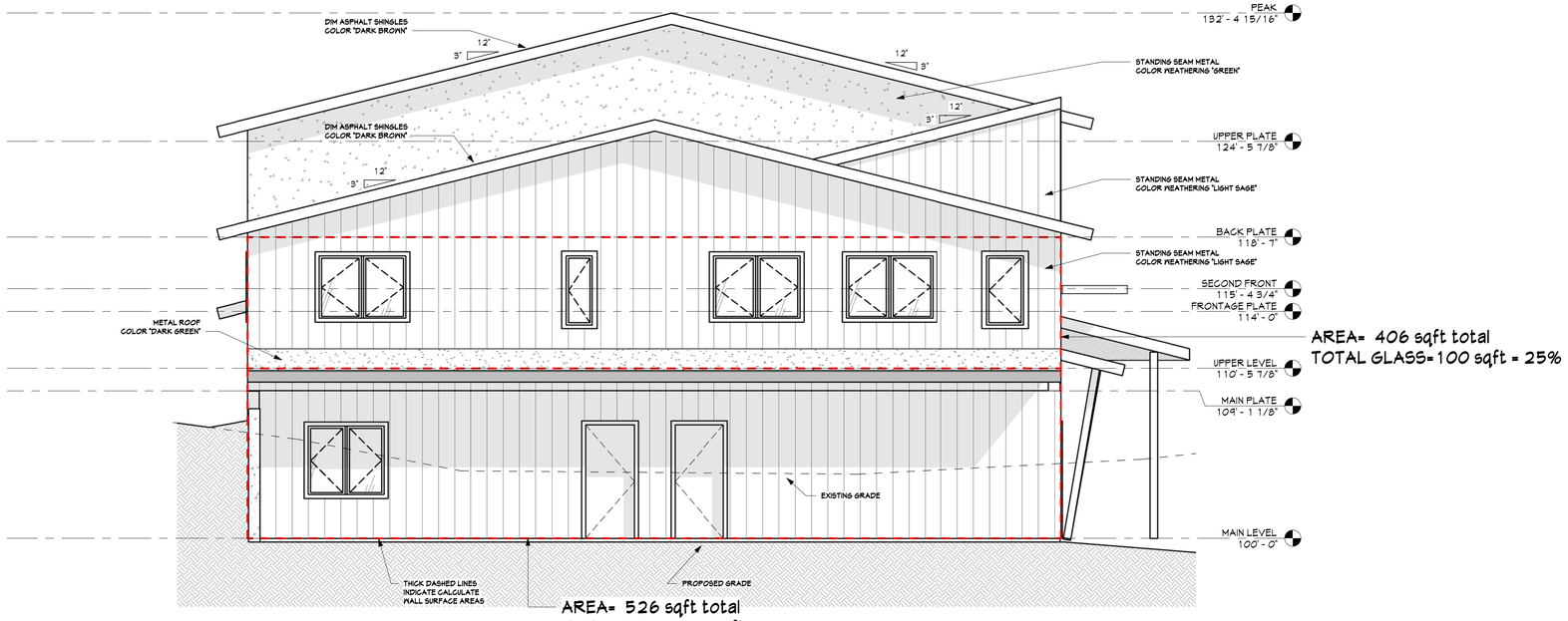

1 WEST
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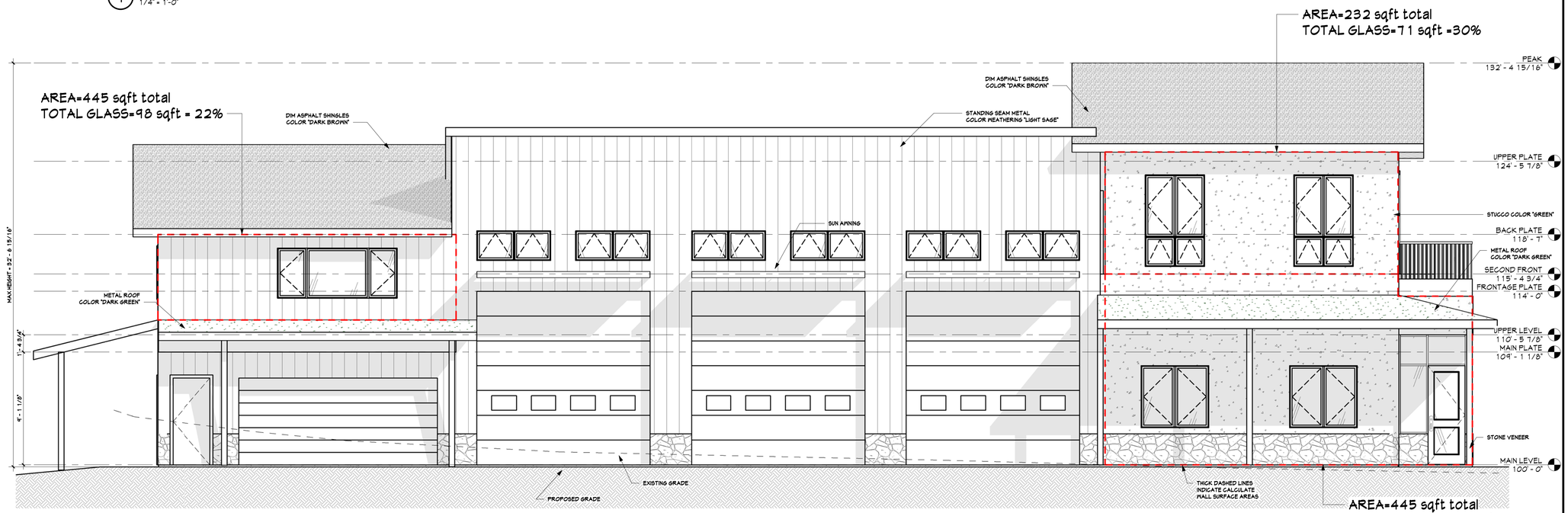

2 SOUTH
1/4" = 1'-0"

SECTION SIX

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ELEVATIONS
URBAN ROOTS INVESTMENTS, LLC
2931 ELK RIVER RD
STEAMBOAT SPRINGS, CO 80487
OWNER/CONTRACTOR 970-291-1361

Job #	17.030
File	17.030
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Sheet Number
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SHEET 4 OF 4

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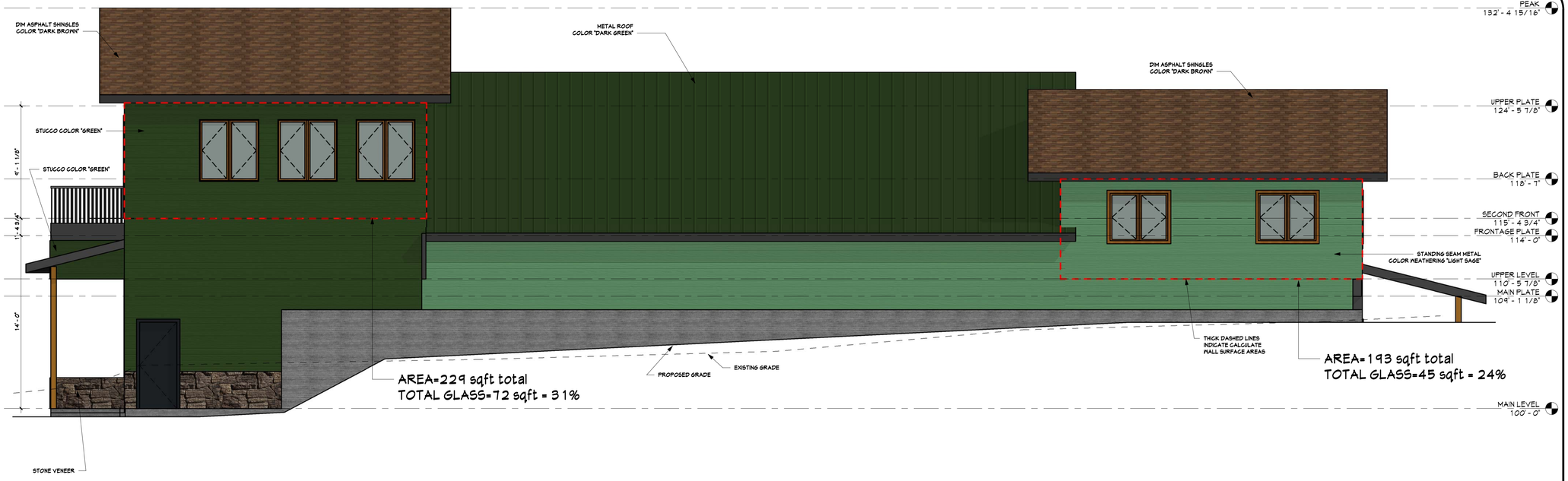

1 NORTH
1/4" = 1'-0"

2 EAST
1/4" = 1'-0"

SECTION SIX

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ELEVATIONS & TYPICAL SECTIONS

URBAN ROOTS INVESTMENTS, LLC
2931 ELK RIVER RD
STEAMBOAT SPRINGS, CO 80487
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Job #	17.030
File	17.030
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Rev'd	26OCT17

Sheet Number
A3
SHEET 3 OF 4

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AREA= 406 sqft total
TOTAL GLASS=100 sqft = 25%

AREA= 526 sqft total
TOTAL GLASS=20 sqft = 4%

1 WEST
1/4" = 1'-0"

AREA=445 sqft total
TOTAL GLASS=106 sqft = 24%

2 SOUTH
1/4" = 1'-0"

SECTION SIX

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ELEVATIONS

URBAN ROOTS INVESTMENTS, LLC
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Job #	17.030
File	17.030
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Rev'd	26OCT17

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SHEET 4 OF 4

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SE PERSPECTIVE

12" = 1'-0"

NE PERSPECTIVE

12" = 1'-0"

PERSPECTIVE VIEWS

URBAN ROOTS INVESTMENTS, LLC

2931 ELK RIVER RD
STEAMBOAT SPRINGS, CO 80487
OWNER/ CONTRACTOR 970-291-1361

Job # 1710SD
File 1710SD
Date 1SEP17
Drawn KAB
Checked JWH
Field NPC
Revd

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970.879.7929
FAX 970.879.8709
JAKES@SPRINGSIPS.COM

Sheet Number
A5
SHEET 5 OF 5

Attachment 3

DEVELOPMENT AGREEMENT

This Development Agreement is made effective this _____ day of May, 2018 by and between JEFFREY NEELEY FOR URBAN ROOTS INVESTMENTS, LLC. ("Owner") and the City of Steamboat Springs**,** a Colorado home rule municipal corporation ("City").

RECITALS:

WHEREAS, the Owner has obtained Final Development Plan approval for SITE DEVELOPMENT AND A MIXED USE BUILDING, permit #DPF-17-07 (the "Project") on premises more particularly described as Airport Meadows Subdivision, F1, Lots 4 & 5, 2931 Elk River Road (the "Property"); and

WHEREAS, the approved plans reflect warehouse, office, and personal storage uses on the ground story and two dwelling units on the second story; and

WHEREAS, the City approved development permit DPF-17-07 with the following conditions:

1. Prior to issuance of any building permit, the lots shall be consolidated and the utility easements along the common lot line vacated.
2. Prior to issuance of any building permit, a Development Agreement shall be recorded that indicates how site development spanning two lots, mixed-use spaces, and parking spaces will be coordinated, restricted, and/or allocated to potential tenants or owners. The agreement shall also include notice that the area is in the Airport Influence Zone and that there may be potential impacts from mixing uses. The agreement shall include but is not limited to:
    a. The separated garage shall not be included or associated with either residential unit in the building.
    b. Residential uses shall be no larger than 1400 SF and shall not include any garage or warehouse space on the first floor.
    c. Two parking spaces shall be dedicated to each residential unit.
3. The temporary office trailer located along the south property line shall only be allowed on the property for the duration of the construction of the new building.
4. The temporary office trailer shall be removed prior to CO or CA for the building, or in any case within 30 days of final approval or inspection sign off on the building permit for the building.
5. The temporary office trailer shall be on the property for no more than 2 years from the date of this approval.
6. Civil Construction plans and building permit plans shall show the location of a newly built fence described in the applicant's TAC letter from 01/03/2018. The fence is required to manage impacts from the development. The fence shall be built prior to CO for the building, CA for the building, within 30 days of final approval, or inspection sign off on the building permit; whichever occurs first.

7. The height of stored materials shall be no greater than twelve feet.
8. Evergreen Trees shall not be stored in the snow storage area.
9. Building Permits are required for all three buildings/structures.
10. Prior to CO or CA, a Drainage Easement shall be recorded for the detention and stormwater quality pond features including maintenance access accommodation and pond embankment extents.
11. Prior to issuance of any building permit, the developer shall pay a proportionate share of potential future intersection improvements at Downhill Drive/US40 intersection, calculated at 0.14% of current cost basis for intersection improvements ($6,440,000) or $9,016.00.
12. Prior to issuance of any building permit and prior to the start of construction, civil construction plans for stabilizing the slope, retaining walls and storm water quality BMP, prepared by a licensed Colorado civil engineer, must be submitted for review and approval by Engineering.
13. The following items are considered critical improvements and must be constructed and approved prior to issuance of a CO or CA.
    - Drainage infrastructure and Storm water quality features.
    - Driveway, and parking areas

NOW, THEREFORE, in consideration of the recitals set forth above and the terms and provisions hereof, Owner and the City agree, and Owner declares the Property, and all portions of it, is, and shall be held, transferred, sold, and conveyed subject to the provisions hereinafter set forth in this Agreement:

1. **DEVELOPMENT**. Development of the Owner's Property shall be subject to and comply with the Conditions of Approval as listed in the recitals hereinabove.

2. **ALLOWED USES**. Owner agrees that the ground story of the building shall be limited to uses allowed by this development plan and allowed in the Commercial Services zone district by the Community Development Code. In no circumstance shall residential uses or any use customarily associated with a residential use, such as parking or storage of personal items associated with a residential use, be allowed to be located inside the building on the ground story in the space designated for warehouse use or in the space designated for a private garage. The private garage, separated from the warehouse use, may have storage of the owner's personal property. The separate garage cannot be used in association with any residential use on site. The primary uses of the property shall be uses approved in the development plan or allowed in the zone district.

3. **RESIDENTIAL PARKING**. Owner agrees that Residential multifamily dwelling units/uses shall have designated parking spaces consistent with the approved development permit for the property. Residential parking shall not be allowed inside the mixed-use building.

4. **SITE IMPROVEMENTS ON LOTS 4 & 5.** Until the lots are combined and prior to the lot line elimination or the utility easement vacation, Lot 4, Airport Meadows Subdivision, Filing 1, is subject to easements, limitations, and restrictions on development due to the site improvements located on or within Lot 4 that serve development on Lot 5 and allow the development to meet requirements of the CDC. Both lots are subject to existing easements and restrictions on development until the easements and other restrictions are removed through an approved development process. The Owner and property are subject to easements and conditions as listed within the development plan approval.

5. **AIRPORT INFLUENCE ZONE.** The subject property and future buildings and uses are located within the airport influence zone. The Owner acknowledges that in all air space above the surface the Property, noise, vibrations, fumes, dust, fuel particles, and all other effects may be caused by the operation of aircraft landing at, taking off from, or operating at or on said City of Steamboat Springs Airport. The Owner hereby fully waives and releases any right or cause of action which they may now have or which they may have in the future against the City of Steamboat Springs Airport, its successors and assigns, due to such noise, vibrations, fumes, dust, fuel particles, and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from or operating at or on said City of Steamboat Springs Airport.

6. **POTENTIAL IMPACTS**. There is the potential for use conflicts between residential uses and other nonresidential uses in this area. The owner/applicant should be aware that existing and future nonresidential uses may have impacts to residential uses and those impacts may not have to be mitigated by the existing or future nonresidential uses. To limit impacts from other nonresidential uses on this residential use, the owner/applicant should consider building methods, materials, or other mitigation for the construction of this building that provide the dwelling units with protection from noise, smells, or other impacts commonly associated with other nonresidential uses. Staff strongly suggests that the applicant consider likely impacts and incorporate impact mitigation in the construction of this building.

7. **RECORDATION**. This Agreement shall be recorded pursuant to the provisions of Colorado statutes and all contracts and deeds of conveyance relating to the Property, or any part thereof, shall be subject to the provisions of this Agreement. Taking title to all or a portion of the Property shall be considered affirmative consent to be bound to the provisions of this Agreement. Owner agrees to pay the fee for recordation of this Agreement.

8. **ENFORCEMENT**. Either party may undertake any action legally available to enforce the provisions hereof in addition to any remedy herein provided for, including but not limited to, specific performance. The City may also deny a Certificate of Occupation upon a finding by the Building Inspector that Owner or Owner's successors have failed perform. In the event either party is required to undertake any action to enforce the terms of this Agreement, the prevailing party in any such

enforcement action or litigation shall be entitled to recover from the other party its reasonable expenses, including attorney's fees incurred with respect to such action.

9. **AMENDMENT**. This Agreement may be modified, amended or annulled only upon the express prior written approval of Owner and the City by resolution duly adopted.

10. **EXERCISE OF CITY RIGHTS; WAIVER**. The parties are not required to exercise the rights granted herein except, as either shall determine to be in their respective best interests. Failure by either party to exercise any right herein granted shall not be construed as a waiver of that right or any other right. Nothing herein shall be deemed or construed to constitute a dedication of any real property to the City.

11. **SEVERABILITY**. If any section, sections or provisions of this Agreement is declared invalid for any reason whatsoever by a competent court, such invalidity shall not affect any other section or provision of this Agreement if they can be given effect without the invalid section, sections, or provisions.

8. **GRAMMATICAL RULES**. The following grammatical rules shall apply to this Agreement; any gender includes the other gender; the singular number includes the plural and vice versa, unless manifestly inapplicable; and word shall be construed according to context and approved usage of language.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Owner and City have executed this Agreement, and hereby encumber the Property on terms, conditions and covenants contained herein.

CITY OF STEAMBOAT SPRINGS,
A Colorado Home Rule Municipality

BY: _____
Gary Suiter, City Manager

ATTEST:

_____
Julie Franklin, CMC
City Clerk

State of Colorado)
) ss.
County of Routt)

The foregoing instrument was acknowledged before me this ____day of May, 2018, by Gary Suiter as City Manager and attested by Julie Franklin, City Clerk, for the City of Steamboat Springs, a Colorado Home Rule Municipality.

WITNESS my hand and official seal.

_____
Notary Public
My Commission expires: _____

[remainder of page intentionally left blank]

OWNER/APPLICANT
JEFFREY NEELEY, FOR URBAN ROOTS INVESTMENTS LLC.

_____

State of Colorado)
) ss.
County of Routt)

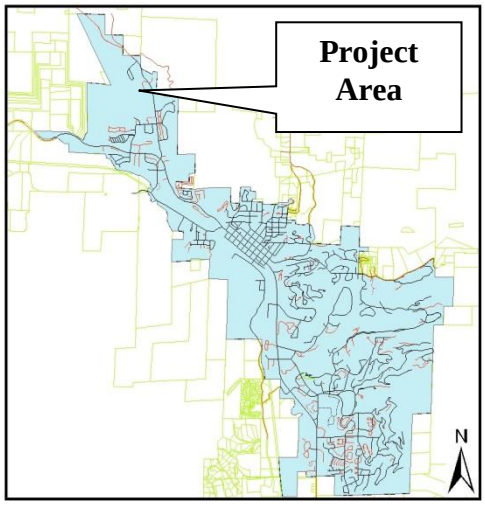
The foregoing instrument was acknowledged before me this ____day of May, 2018, by Jeffrey Neeley.

WITNESS my hand and official seal.

_____
Notary Public
My Commission expires: _____

AGENDA ITEM # 5

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

PLANNING COMMISSION AGENDA ITEM # 5		
Project Name:	#CP-17-03, Steamboat Springs Area Community Plan Future Land Use Map Gaps	
Prepared By:	Bob Keenan, AICP Senior Planner (Ext. 260)	 **Airport Area**
Through:	Tyler Gibbs, AIA, Planning & Community Development Director (Ext. 244)	
Date:	April 5, 2018	
Planning Commission:	April 12, 2018	
City Council:	May 1, 2018	
Future Land Use Designation:	Industrial	
Applicant:	Department of Planning and Community Development, City of Steamboat Springs	
Request:	A Community Plan Amendment to assign Future Land Use Designations to properties that lack designation.	

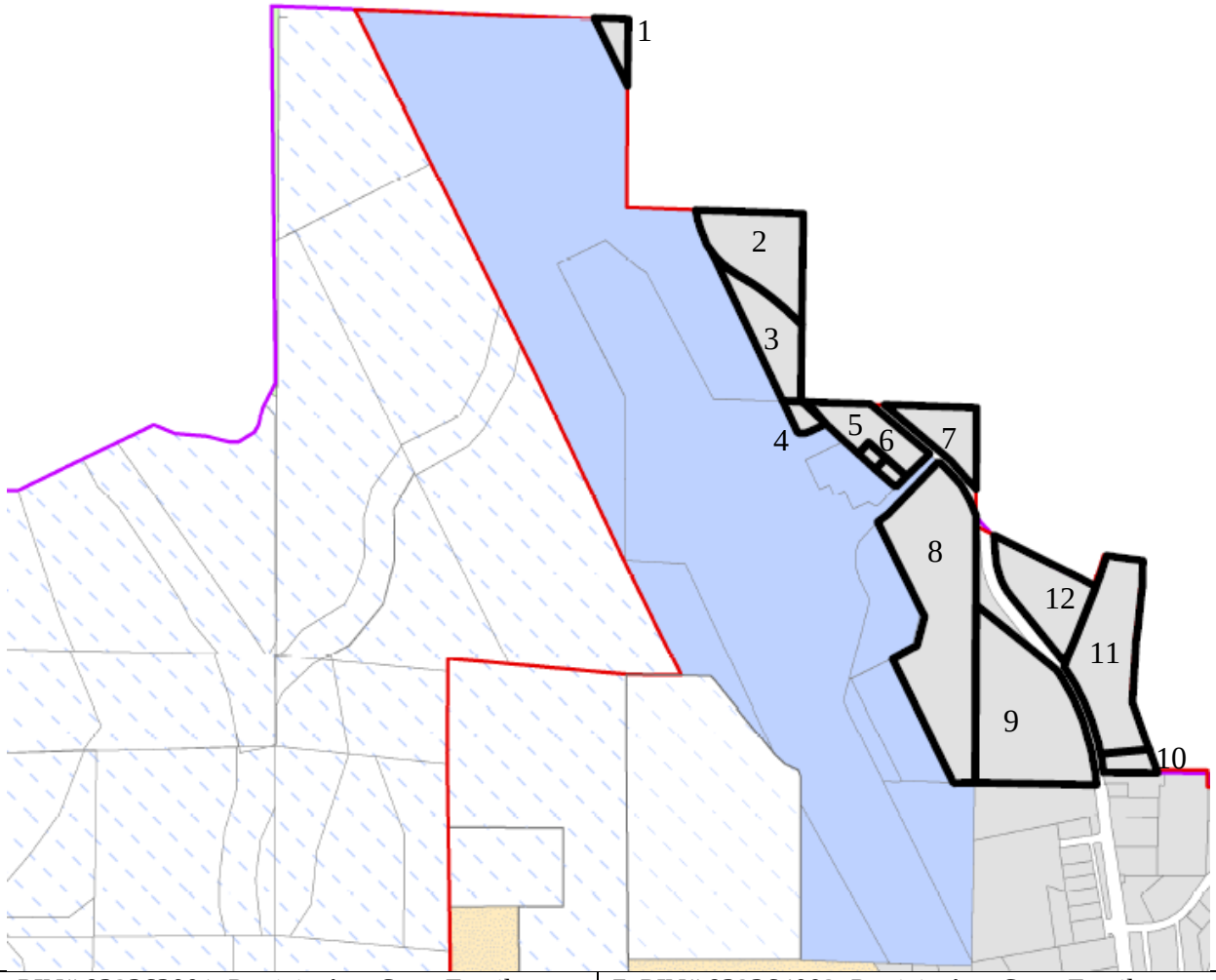
Public Notice Requirements		
Type	**Notice 1, Date Accomplished**	**Notice 2, Date Accomplished**
Newspaper	3/11/2018	4/1/2018
Mailing	3/08/2018	3/28/2018
Posting	3/12/2018	3/28/2018
Website	3/12//2018	4/04/2018
Mineral	N/A	N/A

Staff Report - Table of Contents		
Section		**Pg**
I.	CDC –Staff Analysis Summary	2
II.	Project Location	3
III.	Background	4
IV.	Project Description	5
V.	Project Analysis	4
VI.	Staff Findings	7
VII.	Attachments	8

I. STEAMBOAT SPRINGS AREA COMMUNITY PLAN – STAFF ANALYSIS SUMMARY

CDC Section 724.C, Criteria for Review and Approval of Future Land Use Amendment					
Criteria		**Consistent**			**Notes**
		Yes	**No**	**NA**	
1)	The current Future Land Use Map does not provide sufficient land with the requested designation and the location requested is the best site to provide such designation; or			☑	Criterion 2 selected. An analysis of land use sufficiency was not conducted with this effort.
2)	The change in land use designation is compatible with the goals and policies of the Community Plan.	☑			Consistent with the SSACP.
Community Plan Appendix E Minor Amendment Criteria					
Criteria		**Consistent**			**Notes**
		Yes	**No**	**NA**	
1)	The existing Area Community Plan and/or any related element thereof is in need of the proposed amendment.	☑			The Future Land Use Map does not provide future land use designations for several properties near the Bob Adams Airport.
2)	The proposed amendment will promote the public welfare and is compatible with the surrounding area and the goals and policies of the Plan.	☑			The proposed amendment is compatible.
3)	The proposed amendment will have no major negative impacts on service provision, including adequacy or availability of urban facilities and services, and will have minimal effect on existing and planned service provision.	☑			No major negative impacts to service expected.
4)	The proposed amendment is consistent with the City's ability to annex the property.			☑	Subject properties are located within the City limits.
5)	Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.	☑			The plan lacks designations for certain properties and this was unintended.
Staff Finding: Staff finds the Future Land Use Amendment, #CP-17-03, is CONSISTENT with the criteria for review and approval. **Detailed policy analysis is located in Section V; Staff Findings are in Section VI*					

II. PROJECT LOCATION



1. PIN# 932363001, Patricia Ann Scott Family	7. PIN# 932364002, Patricia Ann Scott Family
2. PIN# 932362001, Patricia Ann Scott Family	8. PIN# 296400001, Airstream, LLC
3. PIN# 932364003, Patricia Ann Scott Family	9. PIN# 933313002, First Baptist Church
4. PIN# 932363003, Patricia Ann Scott Family	10. PIN# 933313003, Woodfield, Joseph and Carol
5. PIN# 299800002, Airport South, LLC	11. PIN# 933313001, Duckles, Fred A.
6. PIN# 305777001, Aviator Garages Owners, F3	12. PIN# 309299001, 309299001, 309299003, Marblehill IOA; PIN# 309200006, Steamboat Investments, LLC, PIN # 309200005, Steamboat Investments, LLC, PIN# 309200004 Steamboat Investments, LLC, PIN# 309200003, Steamboat Investments, LLC, PIN# 309200002, Wentzel, Ronald and Donna, PIN# 309200001, Steamboat Investments, LLC
6. PIN# 300577001, Aviator Garages Owners, F2	
6. PIN# 299177001, Aviator Garages Owners, F1	

III. BACKGROUND

The City of Steamboat Springs Department of Planning and Community Development is proposing to revise the Steamboat Springs Area Community Plan (SSACP) Future Land Use Map (FLUM). The City is making this revision to correct an error in the original map that unintentionally omitted future land use designations from several properties in the vicinity of the airport.

The scope of this project originally included all FLUM gaps on both the east and west side of the airport. However, a recent referrall to the FAA has prompted the City to reassess the suitability of residential FLUM designations on the west side of the airport. It is for this reason that staff is not proposing any changes to the FLUM on the west side of the airport and only moving forward with designations on the east side of the airport.

Future land use designations are intended to inform the community, and property owners, on what land uses are most appropriate for a particular property and area. These broad future land use categories then inform and provide guidance for how a particular property should be zoned or rezoned in the future. Please note the distinction that a future land use designation is not zoning but a precursor to zoning. There are no current plans by the City to rezone these properties.

<u>The SSACP describes the Future Land Use Plan as follows:</u>

The Future Land Use Plan identifies the community's desired land use patterns—both urban and rural—and clearly defines the Urban Growth Boundary. The plan provides a broad range of land uses to maintain balanced and diverse economic housing and business opportunities as well as commercial growth opportunities in the community. Major themes of the plan include:

- *Efficient use of land;*
- *Appropriate land use patterns;*
- *Preservation of important open lands;*
- *Mobility and transportation choices; and*
- *Rural character preservation.*

The Future Land Use Plan clearly delineates the differences between future urban growth areas and rural land uses through the UGB. The agricultural/rural land use designations are intended to conserve agricultural and ranching lands, and create opportunities for non tourism-related economic diversification. The urban residential and non-residential classifications indicate where future compact urban development should occur.

The Future Land Use Plan also illustrates the concept of developing new urban neighborhoods with activity centers, primarily in the West of Steamboat Springs area. The pattern of new neighborhoods should be based generally on historic land use and street patterns. In addition, the density of new residential neighborhoods should be appropriate to support a multi-modal transportation system that includes transit, automobiles, pedestrian, and bicycle mobility.

Finally, the Future Land Use Plan illustrates the goal of commercial activity nodes whereby existing commercial development intensifies at certain locations. In recent years commercial development has dispersed along US 40. It is the intent of this plan that the community's commercial areas shall evolve over time to have a more intense development pattern at designated nodes, primarily the intersection of major travel corridors where transit is accessible. These areas are meant to be attractive in appearance and accessible by all transportation modes, with a mixture of land uses and activities that support higher intensity development.

IV. PROJECT DESCRIPTION

For the identified properties lacking a designation that are located east of the Bob Adams Field, staff is proposing to assign a future land use designation of "Industrial". Planning staff considered the following when proposing the Industrial designation for these properties:

1. Compatibility with land uses in the immediate vicinity, City limits only - Current land uses of the immediate area of the subject properties are mostly industrial. This includes the airport, recently subdivided Marblehill Industrial Subdivision, recently developed warehouse and mini storage. The non-industrial land uses include vacant property and the First Baptist Church.
2. Compatibility with adjacent Future Land Use Designations – The entire Elk River Road Corridor north of Copper Ridge Drive, with the exception of the identified "gaps", depicts a future land use designation of Industrial. It appears that the direction from this plan is that the Industrial designations continue north, especially when it nears the airport which has a designation of Public Service/Institutional.
3. Compatibility with adjacent zone districts – City zoning adjacent to the subject properties are mostly industrial with the exception of vacant properties and the First Baptist Church which are zoned RE-1. RE-1 zoning, the lowest density residential zone district, appears to be a "holdover" zoning from when the City rezoned all property within the City Limits in 2001.
4. Goals and policies of the SSACP and WSSACP – See section V.A.2 below for analysis.
5. Bob Adams Field Master Plan / FAA – The proposed industrial designation appears to be compatible designation for property near the airport. This is further supported by the City's referral to the FAA seeking feedback on the proposed industrial land use designation east of the airport.
6. Plan for future Industrial needs – The WSSACP plans for additional residential and urban development through annexation of lands west of town. No other City plans specifically provide for additional future industrial development. Staff finds it is appropriate and necessary to provide for future industrial needs along Elk River Road and east of the airport.

Map Identification Number	Routt County Parcel ID Number	Property Owner	Proposed Land Use Designation
1	932363001	Patricia Ann Scott Family	Industrial
2	932362001	Patricia Ann Scott Family	Industrial
3	932364003	Patricia Ann Scott Family	Industrial

4	932363003	Patricia Ann Scott Family	Industrial
5	299800002	Airport South, LLC	Industrial
6	305777001	Aviator Garages Owners, F3	Industrial
6	300577001 2	Aviator Garages Owners, F	Industrial
6	299177001	Aviator Garages Owners, F1	Industrial
7	932364002	Patricia Ann Scott Family	Industrial
8	296400001	Airstream, LLC	Industrial
9	933313002	First Baptist Church	Industrial
10	933313003	Woodfield, Joseph and Carol	Industrial
11	933313001	Duckles, Fred A.	Industrial
12	309299001 309299001 309299003 309200006 309200005 309200004 309200003 309200002 309200001	Marblehill Subd. IOA Marblehill Subd. IOA Marblehill Subd. IOA Steamboat Investments, LLC, Steamboat Investments, LLC, Steamboat Investments, LLC, Steamboat Investments, LLC, Wentzel, Ronald and Donna, Steamboat Investments, LLC	Industrial

V. PROJECT ANALYSIS

The following section provides staff analysis of the proposal as it relates to the criteria contained in the Community Development Code (CDC) and Steamboat Springs Area Community Plan (SSACP) for evaluating amendments to the Future Land Use Map.

A) CDC Section 724.C – Criteria for Review and Approval

The City Council may approve an amendment to the Future Land Use Map if it is determined that one of the following applies:

1. The current Future Land Use Map does not provide sufficient land with the requested designation, and the location requested is the best site to provide such designation.

   Staff Analysis: **Not applicable.**

2. The change in land use designation is compatible with the goals and policies of the community plan.

   Staff Analysis: **Consistent.** The proposed amendment is compatible with the goals and policies of the Community Plan. There are no specific goals and policies that directly suggest a specific future land use designation for this area. However, WSSACP Section 3.3.2 states "Developable areas close to the airport may be better suited to industrial/commercial uses rather than residential uses due to noise concerns."

   The SSACP locational criteria for the industrial future land use designations states the following: "Industrial areas should be located away from populated areas, and traffic

generated should not pass through residential areas. Industrial sites should have access to one or more major arterials."

It should be noted that the 1999 West Steamboat Area Plan depicted future land use designations of industrial along Elk River Road east of the airport. See attached 1999 map.

B) SSACP Appendix E – Criteria for Review and Approval

The amendment of the Steamboat Springs Area Community Plan is at the discretion of the City Council upon making the following findings:

1. The existing Area Community Plan and/or any related element thereof is in need of the proposed amendment.

   Staff Analysis: **Consistent**. The community plan is in need of amendment due to the lack of future land use designations, gaps, on the Future Land Use Map as identified in this report.

2. The proposed amendment will promote the public welfare and is compatible with the surrounding area and the goals and policies of the Plan.

   Staff Analysis: **Consistent**. The proposed amendment will promote the public welfare by providing appropriate future land use designations for properties lacking such designations. As noted in item #6 in the project description above, the future land use designation of industrial is compatible with the surrounding area. As noted in section V.A.2 above, this proposal is consistent with the goals and policies of the plan and there are no conflicts.

3. The proposed amendment will have no major negative impacts on service provision, including adequacy or availability of urban facilities and services, and will have minimal effect on existing and planned service provision.

   Staff Analysis: **Consistent**. The subject properties are within the City limits and should have no major impact on urban facilities or services.

4. The proposed amendment is consistent with the City's ability to annex the property.

   Staff Analysis: **Not applicable**. All properties are located within the City limits.

5. Strict adherence to the Plan would result in a situation neither intended nor in keeping with the other key elements and policies of the Plan.

   Staff Analysis: **Consistent**. It was unintentional to leave gaps in the Future Land Use Map of the SSACP.

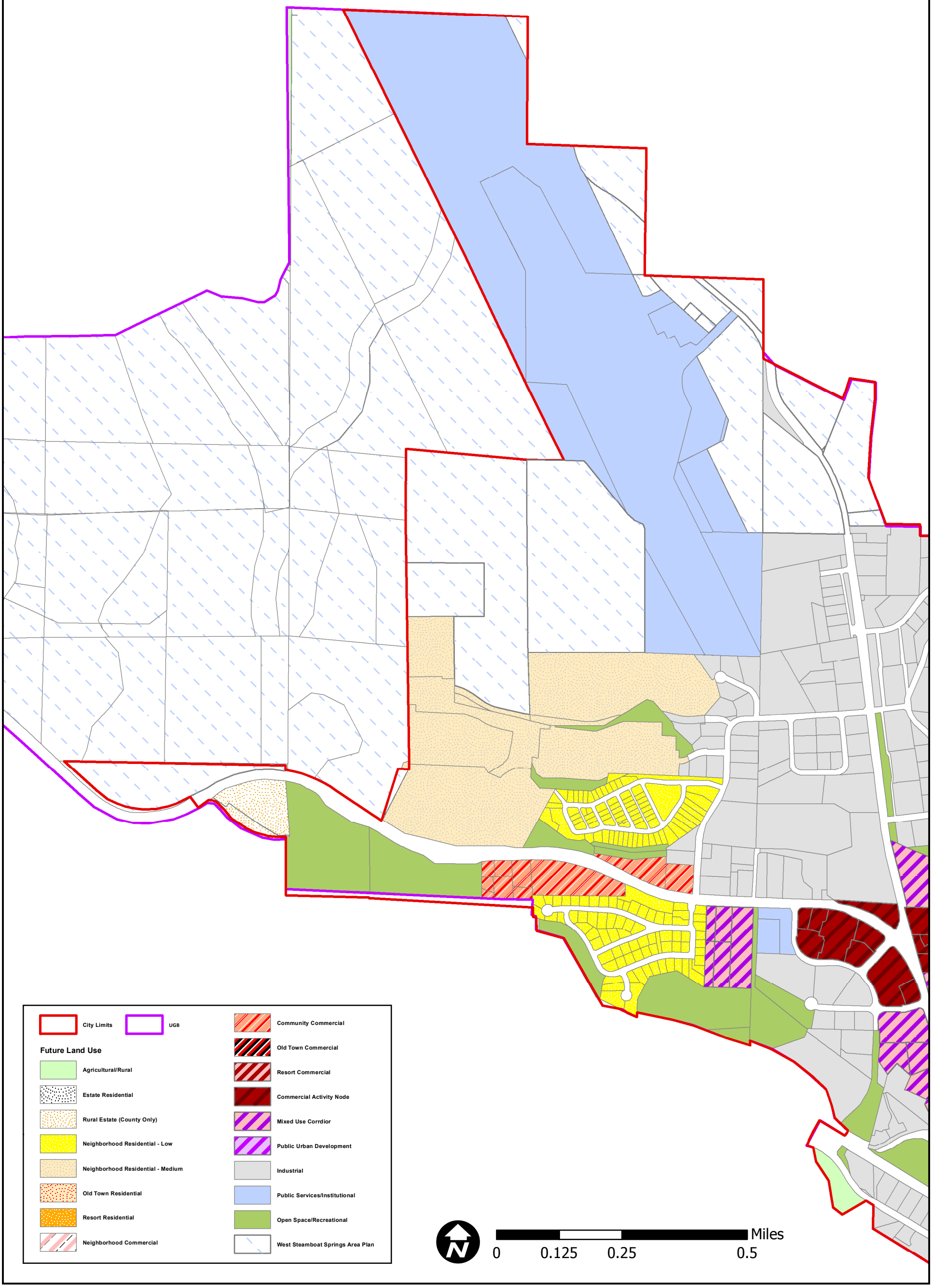
VI. STAFF FINDINGS

Staff finds that the Future Land Use Map amendment is CONSISTENT with the criteria for review and approval of a Community Plan Amendment and a Future Land Use Map Amendment. Staff recommends **approval** of #CP-17-03 to provide a future land use designation of Industrial for the identified properties.

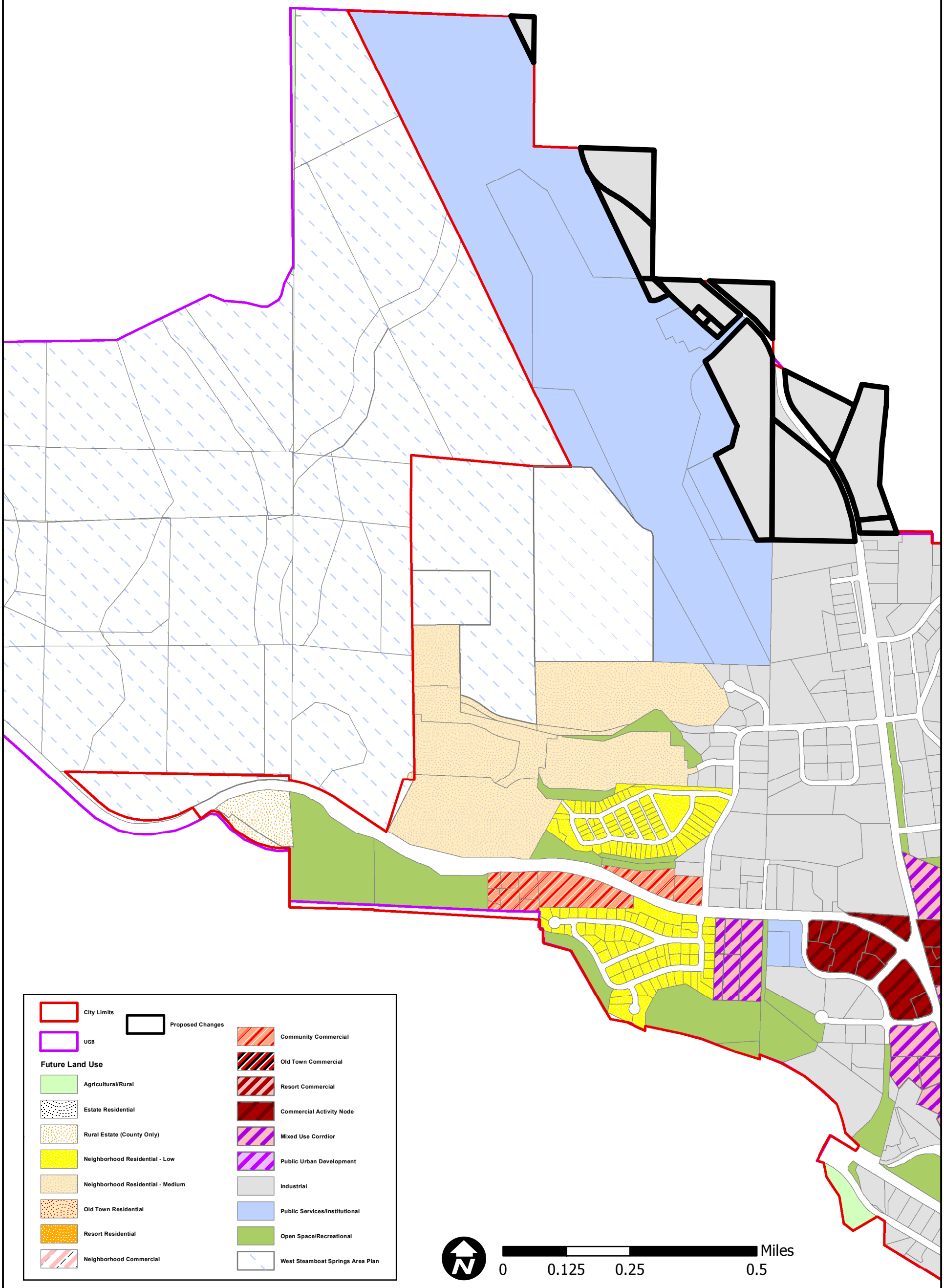
VII. ATTACHMENTS

1. Existing FLUM
2. Proposed FLUM
3. SSACP – Future Land Use Designation Descriptions
4. Current Zoning Map
5. Public Comment
6. 2006 West Steamboat Springs Area Plan - Future Land Use Map
7. 1999 West Steamboat Area Plan – Mater Plan Map

City of Steamboat Springs
Future Land Use Map



City of Steamboat Springs
Proposed
Future Land Use Map



Land Use Classifications and Location Criteria

A common set of general land use classifications helps to describe desirable future land use patterns. The land use classification system describes the specific conditions related to development of individual parcels and is the basis for the Future Land Use Plan. The classifications described in this chapter are portrayed on the Future Land Use Plan. Each classification describes a desired land use type, locational characteristics, and desired character of development.

The land use classifications are not intended as a substitute for zoning and the city and county will evaluate the underlying zoning and associated allowable uses of a property when making land use decisions. Zoning classifications will only be changed upon the initiative of a land owner or by utilizing a public process consistent with the specific requirements outlined in state law. The related zone/zoning districts from the current Steamboat Springs Community Development Code and the current Routt County Zoning Resolution are included as a general guide. New zone districts may be added over time.

Agricultural/Rural

Agricultural/Rural

Land Uses: This classification includes agricultural and rural residential uses.

Locational Criteria: Outside the UGB in Routt County.

Character: Land use patterns are intended to be agricultural uses or residential development on large parcels or clustered. All uses in this area are served by well and septic systems. To preserve large tracts of open space or agricultural lands, the county will encourage owners to cluster residential development through the Land Preservation Subdivision (LPS) process and discourage rural sprawl. The county also encourages use of the Purchase of Development Rights Program and will encourage use of a new Transfer of Development Rights Program to maintain large intact parcels of agricultural land.

Zone Districts: A/F – Agriculture/Forestry (County)

Residential

Estate Residential

Land Uses: This classification includes single family large lot residential uses.

Locational Criteria: Existing Mountain Residential Estate zoned subdivisions and areas adjacent to the UGB, primarily in the West of Steamboat Springs planning area.

Character: Residential developments with lot sizes generally between one and five acres, and older developments with no expansion potential. In the WSSAP, this residential development type is intended to create a transition from more intense urban residential neighborhoods to surrounding agricultural/rural

residential areas. Development is sited to minimize impacts on the natural environment. This development is generally served by well and septic systems. This residential category is intended to become a "receiving area" for development rights that are transferred from county "sending areas" in the Yampa Valley outside the UGB.

Zone Districts: MRE – Mountain Residential Estate (County) and RE – Residential Estate (City).

Neighborhood Residential - Low

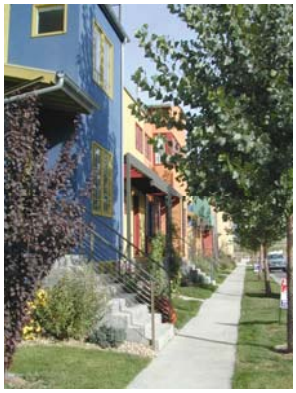
Land Uses: The Neighborhood Residential – Low classification emphasizes a range of residential uses predominantly for full-time local residents. Uses may range from single family development to small scale attached development, such as townhomes. Some resort residential uses exist in this category and expansion may be appropriate if they are compatible with adjacent land uses. This classification also allows some neighborhood-serving-uses, including small retail stores and offices. Live-work and home offices are also appropriate secondary uses in this category.

Locational Criteria: Residential neighborhoods should be located where they have convenient access and are ideally within walking distance of community facilities and services.

Character: Residential uses in this category should develop within neighborhoods that are defined and buffered by open space and that have a pedestrian-oriented inner core with parks, schools, and other community functions. Neighborhoods should be connected by a grid-like street system, with access to major streets for circulation within the community.

Zone Districts: RN – Residential neighborhood (City).

Neighborhood Residential - Medium



(Longmont, CO Example)

Land Uses: The Neighborhood Residential – Medium classification emphasizes a wide range of residential uses predominantly for full-time local residents. Uses may range from single family development to multi-family development. Some resort uses exist and expansion may occur if compatible with adjacent land uses. This classification could also allow some "neighborhood-serving" uses, including small retail uses and offices. Live-work and home offices are also appropriate secondary uses.

Locational Criteria: Multi-family development should occur adjacent to arterials or major transportation corridors and should be within walking distance of community centers and shopping.

Character: Neighborhood residential-medium areas often serve as a transition between lower density residential areas and community centers and shopping. As residential areas transition to resort accommodations or

commercial development, smooth transitions should be made using landscape buffers, transitions in lot sizes, as well as architectural orientation to protect existing neighborhoods. These neighborhoods will be important to developing a transit-supportive community.

Zone Districts: RN – Residential Neighborhood and MF – Multi-Family Residential (City).

Old Town Residential

Land Uses: The Old Town Residential classification emphasizes a range of residential uses from single family to a limited number of multi-family and accommodation uses in Old Town.

Educational and institutional uses are also appropriate within this classification, along with "neighborhood-serving" uses, including small retail uses and offices.

Locational Criteria: Old Town residential area.

Character: Residential uses are generally found on smaller lots on a grid street pattern with service alleys, in keeping with the historic nature of the Old Town area. The design of new residential and non-residential buildings shall be at an appropriate scale and character to "blend in" with existing Old Town neighborhoods.

Zone Districts: RO – Residential Old Town (City).

Resort Residential

Land Uses: The Resort Residential classification emphasizes a range of development types intended to accommodate guests on a nightly or long-term basis, ranging from second-family homes to condominiums. The city encourages provision of residential opportunities for employees or others desiring to live close to these tourism activity centers as well. Limited resort commercial uses, such as restaurants and retail uses are also appropriate within this classification. This classification is intended to allow for a mix of residential and non-residential classification uses that may include some resort accommodations such as condominiums and hotels.

Locational Criteria: The Mountain area.

Character: Residential uses are more compact than in other city neighborhoods to support nearby commercial activities within the classification. Development should include design elements such as street trees, wide sidewalks, and public spaces to make the environment inviting and safe for pedestrians. Resort residential areas should be linked with surrounding neighborhoods through transit and provision of trails and sidewalks.

Zone Districts: RR – Residential Resort (City).

Non-Residential Commercial and Industrial Categories

Neighborhood Commercial

Land Uses: This classification emphasizes low intensity commercial uses and limited retail to serve adjacent residential neighborhoods, and may also include a mix of residential uses.

Locational Criteria: Neighborhood commercial areas may be located adjacent to urban residential neighborhoods at the intersection of two collector streets or at the intersection of an arterial and a collector street.

Character: The Neighborhood Commercial classification is intended to place a strong emphasis on pedestrian connections to the adjacent residential neighborhoods and within the developments, through building design, lighting levels, canopies, pedestrian connections, signs. Along Oak Street, adaptive reuse of older residential buildings is encouraged to preserve the residential scale and the preservation and enhancement of the street tree canopy is encouraged.

Zone Districts: CN – Commercial Neighborhood (City).

Community Commercial

Land Uses: This classification emphasizes larger office, retail, cultural, and entertainment uses that predominantly serve the residential base of the community but may also serve visitors. This classification may also include service-oriented development and/or office uses and larger regional commercial uses in a mixed-use development setting.

Locational Criteria: Community commercial areas should have access to a major arterial or highway.

Character: While the Community Commercial classification is auto-oriented, development is still intended to place a strong emphasis on pedestrian connections. They should be attractive in appearance and accessible by all transportation modes (including transit).

Zone Districts: CC – Community Commercial; and CS – Commercial Services (City).

Commercial Activity Node

Fort Collins, CO Example

Land Uses: This classification emphasizes retail, cultural, and entertainment uses that serve the residential base of the community and also serve visitors.

Locational Criteria: Commercial Activity Nodes are indicated on the Future Land Use Plan at major intersections along US 40.

Character: While the Community Commercial classification is auto-oriented, development is still intended to place a strong emphasis on pedestrian connections. These nodes should evolve over time to become more intense in development than they are now. They should be attractive in appearance and accessible by all transportation modes (including transit), with a

mixture of land uses and activities.

Zone Districts: CC – Community Commercial; and CS – Commercial Services (City).

Mixed Use Corridor

(Salt Lake City, UT Example)

Land Uses: This classification emphasizes retail, office and residential uses in a mixed-use development setting.

Locational Criteria: The mixed use corridor designation generally applies to lands along US 40 between Elk River Road and Angler's Drive.

Character: Outside of the downtown area, north and south along US 40, much of the region's existing commercial development is located along the highway in a "strip" development pattern. While much of the lands in the Mixed Use Corridor classification are developed for commercial purposes, it is intended that over time these areas have a higher percentage of residential uses. North of 13th Street, the long-term target for a mix of uses is 75% commercial and 25% residential. South of 3rd Street, the target for a mix of uses is 50% commercial and 50% residential. Furthermore, while the development currently is auto-oriented, future development should place a strong emphasis on pedestrian connections. The intent is that overall intensity of commercial and residential development will be lower than in the Commercial Activity Nodes--key commercial locations at major intersections and in the Old Town area.

Zone Districts: Not yet established.

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

Resort Commercial

Land Uses: Ground-level commercial uses are appropriate in the

Resort Commercial classification. A variety of uses are encouraged above the first floor, including resort accommodations, commercial uses, offices, or residential uses for individuals desiring to be within activity centers.

Locational Criteria: The Mountain area

Character: This classification emphasizes retail, entertainment, and other commercial uses oriented toward visitors. Development should include design elements such as street trees, wide sidewalks, and public spaces to make the environment inviting and safe for pedestrians. Resort commercial areas should be linked with residential neighborhoods through transit and provision of trails and sidewalks.

Zone Districts: G-1 – Gondola One and G-2 – Gondola Two (City)

Industrial

Land Uses: Light, general, and heavy industrial uses including repair shops, equipment storage, and manufacturing are appropriate in this classification. Service-oriented commercial and commercial distribution may also occur within this classification.

Locational Criteria: Industrial areas should be located away from populated areas, and traffic generated should not pass through residential areas. Industrial sites should have access to one or more major arterials.

Character: Industrial uses should be developed attractively with landscaping and buffering along key entry corridors to the community. Furthermore, development should minimize environmental impacts, including noise. Storage, loading, and work operations should be screened from view along all industrial area boundaries (when adjacent to non-industrial uses), and along all public streets.

Zone Districts: I – Industrial (City).

Public / Institutional / Open Lands

Note: *The Future Land Use Plan does not identify specific public uses. Public uses are considered appropriate in each of the land use classifications, unless otherwise noted.*

Public Services / Institutional

Land Uses: This classification includes a variety of public and semi-public uses, including schools, hospitals, places of worship, and government offices that are typically provided by the city, county, or by quasi-public organizations. It also includes facilities needed for essential public services such as electrical substations, water and wastewater treatment facilities.

Locational Criteria: Varies depending on the use.

Character: Terrain, size, and density vary depending on the use. The site should be adequately sized to accommodate

parking and other service needs. Buffering and/or screening may be necessary to reduce impacts on adjacent uses and on neighborhoods.

Zone Districts: Conditionally allowed in various zone districts.

Open Lands/Recreation

Land Uses: Parks, golf courses, natural open space and public and private greenbelts along drainageways are included in this classification.

Locational Criteria: Varies, depending on use

Character: This classification includes both public and private lands held for active and passive recreation, as well as for conservation purposes, generally not for development except to provide for recreation uses or agriculture. This includes all city-owned park land and may also include other lands owned specifically for open lands protection purposes or lands which, for example, may be an agricultural use but have a permanent conservation easement attached to the property.

Zone Districts: OR – Open Space and Recreation (City)

Table LU-4: Land Use Summary Table

Land Use Classification	Uses	Description
Agricultural Classification		
Agricultural/Rural	*Primary:* Agricultural and rural residential uses.	▪ Outside the UGB. ▪ Large parcels or clustered land use patterns. ▪ Served by well and septic; not served by urban utilities. ▪ Routt County will encourage clustered residential development through the Land Preservation Subdivision (LPS) process.
Residential Classifications		
Estate Residential	*Primary:* Single family residential.	▪ Inside or outside but adjacent to the UGB. ▪ Intended to create a transition from more intense urban residential neighborhoods to surrounding agricultural/rural residential areas. ▪ Development sited to minimize impacts on the natural environment ▪ Served by well and septic system. ▪ Intended to become "receiving area" for development rights that are transferred from county "sending areas" outside the UGB as part of a TDR program.
Rural Estate	Primary: *Single family residential.*	▪ In County. ▪ Lot size generally between one to five acres. ▪ Older developments with no expansion potential.
Neighborhood Residential - Low	*Primary:* Range of residential uses—single family, small scale attached residential. *Secondary:* Compatible neighborhood-serving retail, offices, live-work, home offices	▪ Inside UGB, located with convenient access community facilities and services. ▪ Should develop within neighborhoods that are well-defined and buffered by open space and have a pedestrian-oriented inner core with parks, schools, and other community functions. ▪ Connected by a grid-like street system, with access to major streets for circulation within the community.
Neighborhood Residential - Medium	*Primary:* Range of residential uses—single family to multi-family. *Secondary:* Resort uses, neighborhood-service uses, live-work, home offices. Educational and institutional uses.	▪ Inside UGB, located with convenient access and within walking distance of community facilities and services. ▪ Multi-family development should occur adjacent to arterials or major transportation corridors and should be within walking distance of community centers and shopping. ▪ Development should occur within well-defined neighborhoods, as described for "Neighborhood Residential – Low," above.

Land Use Classification	Uses	Description
Old Town Residential	*Primary:* Range of residential uses from single family to small scale multi-family and accommodation uses. *Secondary:* Educational and institutional uses, neighborhood serving uses, small retail and office. Live/work and home offices.	▪ Inside UGB in Old Town residential area. ▪ Residential patterns are generally found on smaller lots on a grid street pattern, in keeping with the historic nature of Old Town. ▪ The design of new residential and non-residential buildings shall be at an appropriate scale and character to "blend in" with existing Old Town neighborhoods.

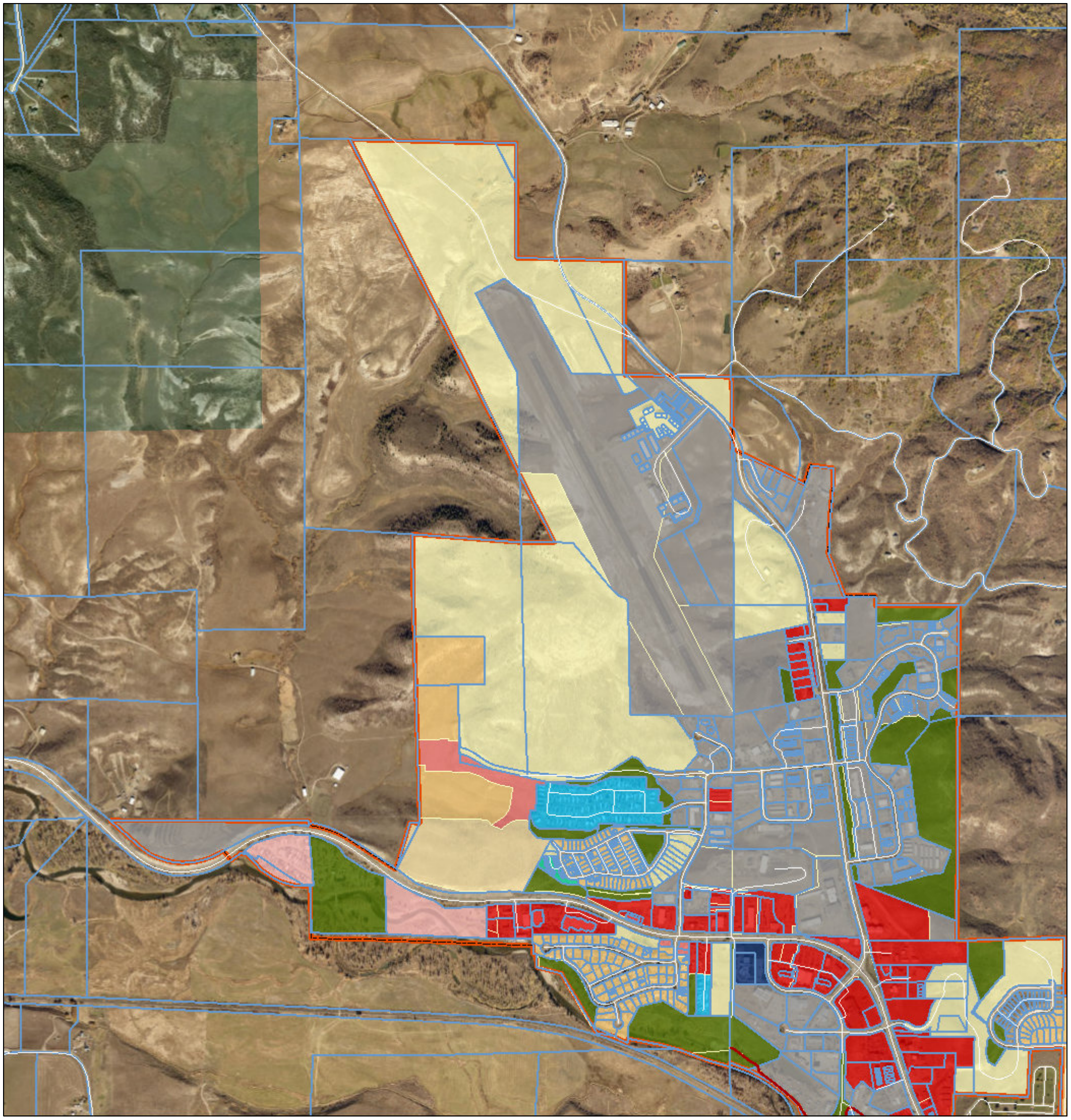
Land Use Classification	Uses	Description
Resort Residential	*Primary:* Guest accommodations ranging from second family homes to condominiums and hotels. City encourages employee housing. *Secondary: Limited commercial uses to allow for a mix of uses, including restaurants and retail uses.*	▪ The Mountain area. ▪ Residential uses are more compact than in other city neighborhoods to support nearby commercial activities within the classification. ▪ Development should include design elements such as street trees, wide sidewalks, and public spaces to make the environment inviting and safe for pedestrians. ▪ Resort residential areas should be linked with surrounding neighborhoods through transit and provision of trails and sidewalks.
Non-Residential Commercial and Industrial Classifications		
Neighborhood Commercial	*Primary:* Smaller-scaled retail, office.	▪ Inside UGB with access to an arterial or collector. ▪ Predominantly serves adjacent residential neighborhoods. ▪ Mixed-use development setting. ▪ Places a strong emphasis on pedestrian connections and pedestrian design features.
Community Commercial	*Primary:* Larger retail, office, cultural, and entertainment uses.	▪ Inside UGB with access to a major arterial or highway. ▪ Predominantly serves the residential base of the community but may also serve visitors. ▪ Mixed-use development setting.
Commercial Activity Node	*Primary:* Retail, office, cultural, and entertainment uses.	▪ Inside UGB at certain intersections along US 40 as indicated on the Future Land Use Plan. ▪ Serves community residents and also visitors. ▪ Mixed-use development setting. ▪ Places a strong emphasis on pedestrian connections. ▪ Nodes should evolve over time to become more intense in development, attractive in appearance, and accessible by all transportation modes (including transit).

Land Use Classification	Uses	Description
Mixed Use Corridor	Commercial uses including convenience stores, grocery stores, restaurants, and retail stores), as well as small offices, and civic uses, and offices. AND Higher density residential ranging from town homes to small walk-up apartments, including housing units above ground floor commercial facilities.	▪ Inside UGB along US 40 as designated on the Future Land Use Plan. ▪ Auto-oriented, but with a strong emphasis on pedestrian connections and transit connections to evolve over time. ▪ Should evolve over time to become less intense in commercial development than Commercial Activity Nodes, and with a higher mix of residential uses that are accessible by all transportation modes (including transit). ▪ North of 13 th Street: Planned to become a target mix of 75% commercial and 25% residential development. ▪ South of 3rd Street: Planed to become a target mix of 50% commercial and 50% residential.
Old Town Commercial	*Primary:* Commercial uses, including retail, office, restaurant, hotel/motel and other commercial uses involving active or frequent interaction with the public. *Secondary:* Residential uses and offices on upper stories of buildings encouraged.	▪ Old Town along Yampa and Lincoln Avenues. ▪ Development in keeping with the historic flavor of the Old Town area. ▪ 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 important and will be required in new developments.
Resort Commercial	Primary: *Ground-level commercial uses. Variety of uses above the first floor, including resort accommodations, commercial uses, offices, or residential.*	▪ The Mountain area. ▪ Visitor-oriented development. ▪ Development should include design elements such as street trees, wide sidewalks, and public spaces to make the environment inviting and safe for pedestrians. ▪ Resort commercial areas should be linked with residential neighborhoods through transit and provision of trails and sidewalks.
Industrial	*Primary:* Light, general, and heavy industrial uses including repair shops, equipment storage, and manufacturing. *Secondary:* Service-oriented commercial and commercial distribution.	▪ Should have access to one or more major arterials, located away from populated areas. ▪ Traffic should not pass through residential areas. ▪ Uses should be developed attractively with landscaping and buffering along key entry corridors to the community. ▪ Development should minimize environmental impacts, including noise. Storage, loading, and work operations should be screened from view along all industrial area boundaries (when adjacent to non-industrial uses), and along all public streets.
Planned Unit Development	*Primary:* Mixed uses with focus on recreation and lodging	▪ Site-specific approvals. ▪ Based on a specific recreational amenity. May contain employee housing. ▪ Very limited expansion potential.

Public / Institutional / Open Lands Classifications		
Public Services / Institutional	*Primary:* Public service buildings: (e.g., Schools, hospitals, places of worship and government offices). Also facilities needed for essential public services (e.g., water and wastewater treatment facilities, electrical substations). *Secondary:* n/a	▪ Located throughout the community plan area. ▪ Future uses not designated on the Future Land Use Plan. ▪ Includes public and semi-public uses provided by the city, county, or by quasi-public organizations.
Open Lands / Recreation	*Primary:* Parks, golf courses, natural open space and public and private greenbelts along drainageways. *Secondary:* n/a	▪ Located throughout the community plan area. ▪ Future uses not designated on the Future Land Use Plan. ▪ Lands are both public and private. ▪ Held for active and passive recreation, as well as for conservation purposes; for example, land may have a permanent conservation easement. ▪ Lands are generally not developed, except to provide for recreation uses or agriculture.

City of Steamboat Springs

Attachment 4



March 15, 2018

1:18,056

0 0.175 0.35 0.7 mi

0 0.175 0.35 0.7 km

- Streets
- Core Trail

Trails

- Asphalt, Closed
- Asphalt, Open
- Dirt, Closed
- Dirt, Closed Temporarily
- Dirt, Open
- Dirt, Under Construction
- Gravel, Closed
- Gravel, Open
- Mixed, Closed
- Mixed, Open
- Onstreet, Closed
- Onstreet, Open
- Parcels
- Lots
- City Limits

Community Commercial
- Community Commercial

Commercial Neighborhood
- Commercial Neighborhood

Commercial Old Town
- Commercial Old Town

Commercial Services
- Commercial Services

Yampa Street One Commercial
- Yampa Street One Commercial

Yampa Street Two Commercial
- Yampa Street Two Commercial

Oak Street One Commercial
- Oak Street One Commercial

Oak Street Two Commercial
- Oak Street Two Commercial

Gondola One
- Gondola One

Gondola Two
- Gondola Two

Industrial
- Industrial

Mobile Home
- Mobile Home

Multifamily Res One, Low Density
- Multifamily Res One, Low Density

Multifamily Res Two, Medium Density
- Multifamily Res Two, Medium Density

Multifamily Res Three, High Density
- Multifamily Res Three, High Density

Open Space and Recreation
- Open Space and Recreation

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

GIS Services
USDA FSA |

Attachment 5

TO: Steamboat Springs City Planning Department, City Manager, City Council Members & Planning Commissioners

RE: Zoning recommendation and request for 4125 Elk River Road – CP1703

This letter is provided to inform you of our desired zoning classification for a particular parcel of land and the reasons behind this request that you will be discussing on Monday March 12, 2018.

EXECUTIVE SUMMARY

Several parcels near Steamboat Springs' Bob Adams Field have been recently been identified as lacking any zoning classification as defined within the City of Steamboat Springs' Area Plan. One of these parcels (4125 CR 129) is currently under contract with Mr. Dave Turcotte of Turcotte, LLC. Dave is also a Steamboat Springs area property owner, having recently completed building a home for himself and his family. His expertise as a builder is founded in multiple residential developments and commercial projects in Colorado, Georgia, Utah, Washington and Texas. Mr. Turcotte is teamed with Mr. Jim Walters, P.G., of RE/MAX Partners for this project.

Since our original letter sent on January 22, 2018, which stated a desire to construct single family homes, the market has since seen several similar projects approved or in the approval process, potentially addressing some of the single-family housing inventory shortage. After studying this development opportunity, we now believe the public is best served with (and pent-up demand is there for) multi-family zoning for a quality Townhome community.

The original intent of developing this parcel is intact - and that is to provide some type of affordable housing product for the move-up segment as defined by the Housing Steering Committee in 2016. Since this property has yet to be zoned, we are requesting this 5.98-acre parcel be zoned as multi-family to allow for the construction of affordable townhomes (see attachment). There are condo and multiple single-family projects now in the development process. There appears to be a vacuum in the townhome market. We feel the product will integrate very well with the parcel location, while also respecting the existing nearby residential and commercial property interests.

The upshot is we are working to fill a need in affordable housing that the City and Steamboat Springs community have identified. We have a great location near the airport, a builder excited to make this happen at a projected $450,000-$500,000 price point and a buyer pool looking for such a product in the marketplace.

NEED

As a community, we have all become very aware of the need for good quality, affordable housing for our friends, families and neighbors. In 2016, The Routt County Housing Steering Committee provided a comprehensive housing assessment report that identified the various needs in each of the housing sectors. The move-up sector was defined as properties ranging from $310,000-$660,000. The study predicted that by 2020 the housing need in Steamboat Springs for mid-range homes will be 247-420 units. Creating an alternative like this one close to town provides a real advantage by being able to tap into existing infrastructure and easily integrate with present land use.

The subject property is adjacent to a single-family development, a ranch and farther up Elk River Road are additional ranches and housing subdivisions. It offers easy access to Highway 40 and a multitude of services for the future residents. The development will have lower HOA dues, because there will not be expensive amenities and it should appeal to a variety of buyers. We anticipate this project will include a one-year infrastructure development and a two-year build/sell cycle if we are able to move forward this summer.

We believe the proximity to the airport and Copper Ridge area should not be cause for zoning this small parcel as commercial/industrial, as there are already residential developments and ranches nearby. As stated before, in terms of a product demand comparison, there have been longer 'days-on-market' in the live-work unit category and some commercial spaces due to difficulty in lending and lack of demand. This property/parcel could be compared to the Overlook property on west side of the airport, which is also being considered for residential capacity. The new Sunlight neighborhood is a good example of being able to integrate residential within the commercial/retail/industrial zoning.

In order to alleviate the pent-up demand for newer construction in the “Move-up” housing segment and bring a more attainable product to the market, we are asking that you recommend MF zoning for this parcel. We are ready to get this in motion.

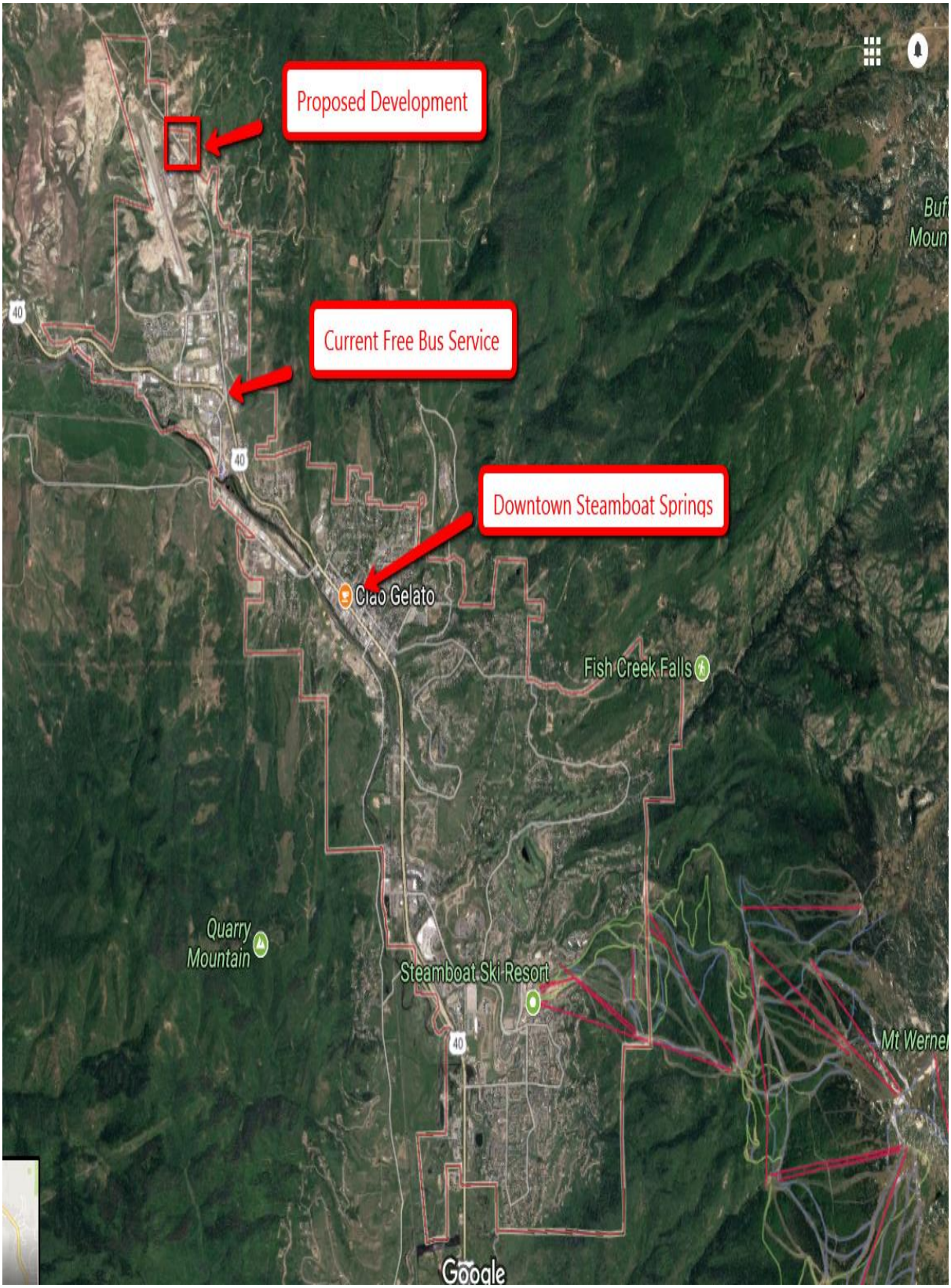
Sincerely,

Dave Turcotte
Turcotte, LLC

Jim Walters
RE/MAX Partners

Angela Ashby
RE/MAX Partners

Location of parcel:



Sample of Townhome SF, Building Size

(Note, if this project moves forward, there will be additional focus groups to determine exterior and interior styles/finishes):

Rough draft of site and building layout.

(Landmark Consultants will be engaged to perform the plat work)

DAVIDSON TAX CO., INC.

Clark L. Davidson
970.879.2102
clark@davidsontax.com

December 19, 2017

City of Steamboat Springs
Planning Director
Tyler Gibbs
tgibbs@steamboatsprings.net

Re: Designation in Area Plan

To Whom It May Concern:

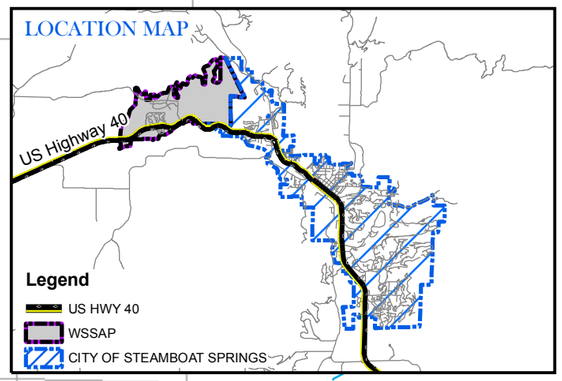
Parcel Number 932364002 (4125 Elk River Road) is located within the Steamboat Springs city limits on the west side of town. The parcel is currently undeveloped. The owner, The Patricia Ann Scott Family Partnership, is in the process of selling the parcel. The owner and the buyer would like to re-zone the property. Although the property is currently designated as a residential parcel, the property does not have a future land use designation identified on the West Steamboat Springs Area Plan. Therefore, we are requesting that the city provide a designation to the property so that it can be re-zoned. We believe that the city should initiate the effort given that it is an error on the map.

The seller and buyer would like to designate the property as RE-4 so that residential homes can be built on the property – homes that can be purchased by core-community professionals such as teachers, firefighters, and police. We believe utilizing this property for high density residential homes will be of the greatest and best use to our community.

I look forward to hearing back from you.

Very Truly Yours,

Clark L. Davidson



WEST STEAMBOAT SPRINGS AREA PLAN

CITY OF STEAMBOAT SPRINGS & ROUTT COUNTY JUNE, 2006

Attachment 6

MASTER PLAN

N W E S

Legend

- Possible Road Corridors
- Existing Open Space
- Institutional
- Possible Open Space
- Private Rec
- Potential Urban Development Area
- Single Family Residence
- Transfer Development Rights
- Existing Trails
- Possible Trail Corridor
- WSSAP Boundary
- City Limits
- Urban Growth Boundary-UGB
- US HWY 40
- Existing Roads
- Railroad
- Intermittent Streams
- Creeks
- Yampa River
- Parcels
- 540 Subdivision

1 inch equals 1,200 feet

0 300 600 1,200 Feet

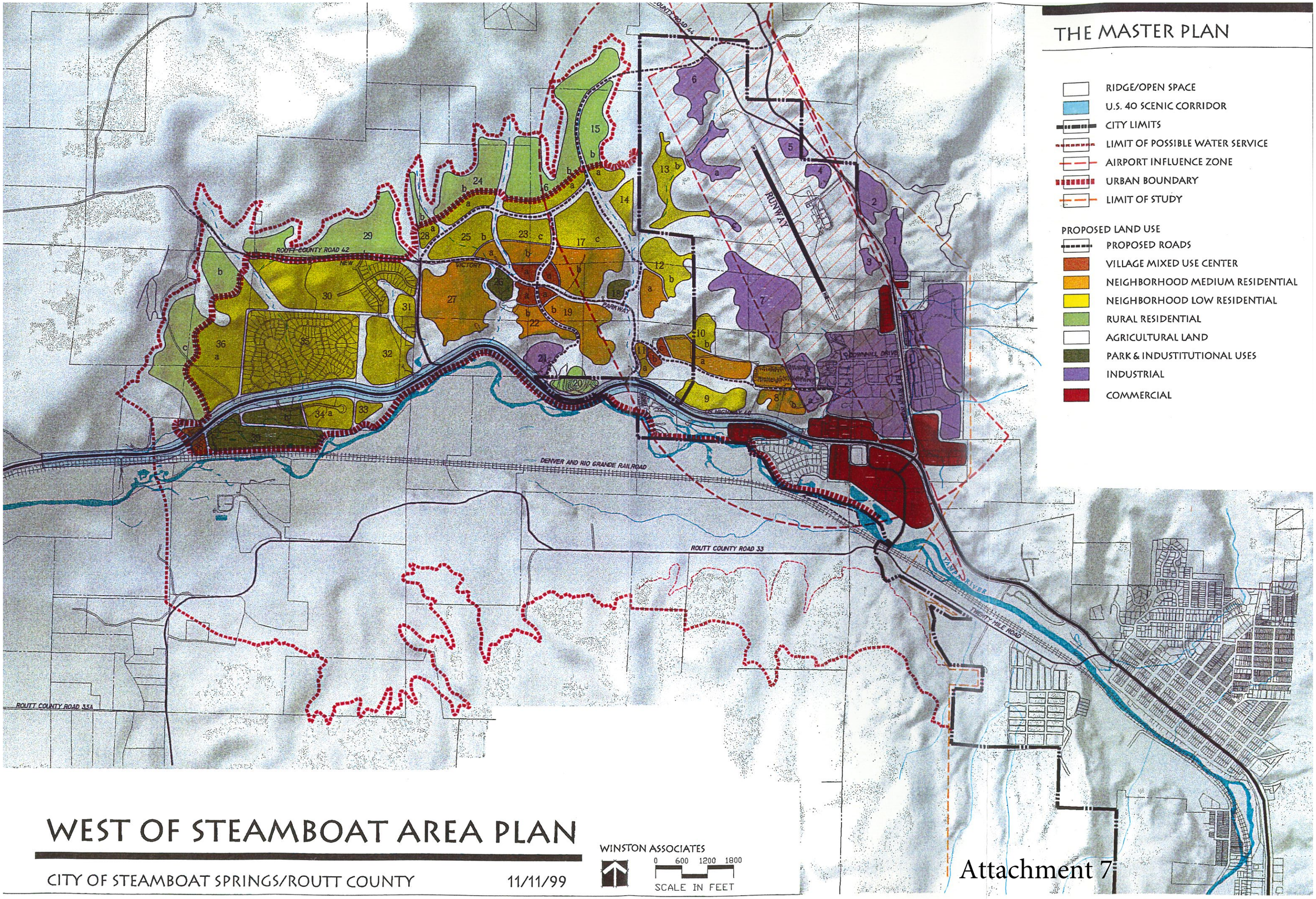
IF THIS MAP IS PRESENTED IN A FORMAT OTHER THAN 17" X 11", THE GRAPHIC SCALE SHOULD BE UTILIZED.

T:\GISwork\2005\050908_WSSAP_MP

City of Steamboat Springs GIS Services

This data was prepared from publicly available information and should be used for reference purposes only. Any other use or recompilation of this information is the sole responsibility of the user. This data cannot be used to establish legal title, boundary lines, setback compliance, locations of structures, improvements or utilities, or relied upon in any flight activity. It will not be accepted as a substitute for ground site survey information during the planning/engineering process of project development. The City of Steamboat Springs expressly disclaims all liability regarding accuracy or completeness of this data.

County Road 129
County Road 44
Airport Circle
SLATE CREEK
Bordeaux Drive
County Road 42
Winchester Court
Winchester Trail
Silver Spur Street
Nimitz Street
Vinson Street
POTENTIAL FIRE STATION LOCATION
540 SUBDIVISION
Moonlight Way
North Star Place
Galley Road
Anchor Way
Sloop Circle
Harbor Place
Steamboat Drive
Sunset Lane
SCHOOL BOARD PROPERTY
Potential Pedestrian Underpass/Overpass Location
Brandon Circle
Lindsay Drive
NOTE: ACTUAL TRAIL LOCATIONS TBD
Potential Pedestrian Underpass/Overpass Location
Potential Pedestrian Underpass/Overpass Location
US Highway 40
HARD ROCK OPEN SPACE
YAMPA RIVER
Uphill Circle
West Acres Drive
West End Avenue
Lincoln Avenue
Abbey Road
Riverside Plaza
Snow Bowl Plaza
Honeysuckle Lane
Downhill Drive
Iris Lane
Riverside Drive
Whitehaven Court
NOTE: ACTUAL TRAIL LOCATIONS TBD



WEST OF STEAMBOAT AREA PLAN

CITY OF STEAMBOAT SPRINGS/ROUTT COUNTY 11/11/99

WINSTON ASSOCIATES

0 600 1200 1800

SCALE IN FEET

Attachment 7

AGENDA ITEM #6

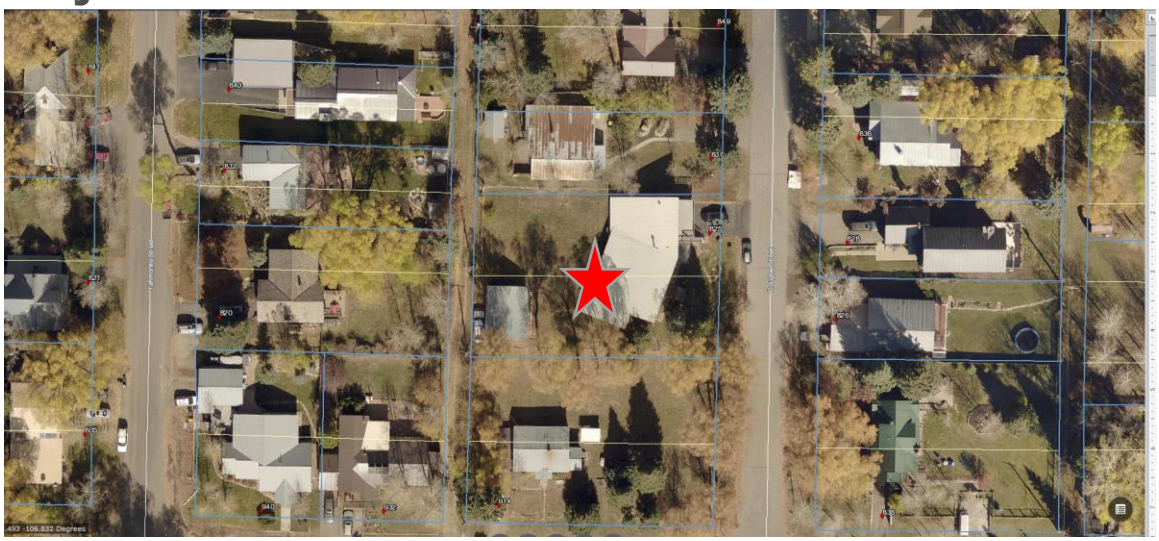
Staff Report
Department of Planning & Community Development

Planning Commission Agenda Item #6

Project Overview

Project Name Yahmonite Add. to SS, Blk 4, Lots 9 & 10 825 Douglas Street	Project Code & Type #APL-18-01 Appeal – Administrative Decision
Appellants Caroline Fisher, Harv Holtzman, Rachel Bellis, Happy Stemstrud, Arne Stemstrud, Clay Ogden, Susan Ogden	Zoning RN-2
Project Description An appeal of the Planning Director's Decision to approve file FMIV-18-01, an application for administrative approval to adjust the minimum lot size standard by less than 6.5% for lots 9 and 10 of Block 4 of the Yahmonite Addition.	
Prepared By Bob Keenan, AICP Senior Planner 970-871-8260	Through Tyler Gibbs, AIA Director of Planning & Community Development 970-871-8244
Planning Commission Hearing April 12, 2018	City Council Hearing May 1, 2018

Project Location



Background

On March 2, 2018 the Director of Planning and Community Development approved an administrative application for Minor Variance to vary the RN-2 zone district minimum lot area, 8,000 sq. ft. minimum lot area, as to make lots 9 and 10 of the Yahmonite Addition to Steamboat Springs, Block 4 separate and developable. Lot 9 was approved with a lot area of 7,507 sq. ft. and lot 10 was approved with a lot area of 7,497 sq. ft.

On March 9, 2018 the appellants provide a letter appealing the above Director's decision. In the appeal letter the applicant sites various code standards that they believe the Director did not apply correctly.

This appliction was processed through the Minor Variance process per the attached Director's interpretation.

The City Council will hold a hearing on this item on May 1, 2018.

Appeal Description

The appellants are appealing the Director's decision to approve the Minor Variance and in their appeal letter they have outlined that they don't believe the application for Minor Variance meets the approval criteria found in CDC Section 719.

The following are the procedures for appeal per CDC Section 729.B:

1. Appeals shall be filed in writing with the Planning Director within ten days following the date of decision.

2. Appeals shall clearly state the decision being appealed and the grounds for appeal, including specific sections of this CDC that the appellant believes to have been applied in error.

3. Appeals of administrative decisions shall be reviewed in a public hearing by the Planning Commission and City Council. If the Planning Director determines the decision being appealed does not present issues requiring Planning Commission review, the appeal shall only be heard by City Council.

4. Appeals of Board of Adjustment and Historic Preservation Commission decisions shall be heard by City Council.

5. Appeals shall be heard and evaluated based on the original information available to the initial Decision Maker. Any new information included in the appeal shall be clearly identified as being new and not having been included in the original request or application.

6. After the public hearing, City Council shall take one of the following actions:
    a. Uphold the decision being appealed; or
    b. Remand the decision back to the initial Decision Maker for further review and reconsideration based on specific recommendations; or

c. Find in favor of the appellant and reverse the decision being appealed.

6. If City Council is unable to reach a majority vote, the decision being appealed shall remain in effect.

Staff Analysis

The following section provides staff analysis of the appeal as it relates to the criteria for appeal of an administrative decision as outlined in Section 729 of the CDC.

City Council shall find in favor of the appellant upon a finding that the following criteria are met:

1. The application for appeal is complete.

   Staff Finding: Consistent. The initial application for appeal, submitted on March 9, 2018 is complete.

2. The opinion or interpretation of the appellant is more consistent with this CDC than the decision of the initial Decision Maker.

   Staff Finding: Inconsistent. Staff finds the opinion or interpretation of appellant is less consistent with the CDC than the decision of the Director.

   The following are the criteria for approval per CDC Section 719 of a Minor Variance with staff's analysis and rational for approval provided:

   719.D General Criteria for Approval

   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.

      Staff Finding: Consistent. The variance for minimum lot size will not adversely impact adjacent legal conforming single-family uses as this variance does not change the allowed uses by right of the subject property. Furthermore, the reduction in lot area through the approved minor variance is consistent with the lot sizes of the majority of adjacent properties as follows:

      - 837 Douglas Street, directly north of the subject property, contains 7,405.2 sq. ft. per the Routt County Assessor Records. This is less than the zone district minimum of 8,000 sq. ft.;
      - 828 Douglas Street, directly across the street from the subject property, contains 7,405.2 sq. ft. per the Routt County Assessor Records. This is less than the zone district minimum of 8,000 sq. ft.;
      - 826 Douglas Street, directly across the street from the subject property, contains 7,405.2 sq. ft. per the Routt County Assessor Records. This is less than the zone district minimum of 8,000 sq. ft.;

- 914 Merritt Street, directly south of the subject property, contains 14,810.4 sq. ft. per the Routt County Assessor Records. This is more than the zone district minimum of 8,000 sq. ft.;
- 832 Yahmonite Street, directly west and across the alley ROW from the subject property, contains 7,405.2 sq. ft. per the Routt County Assessor Records. This is less than the zone district minimum of 8,000 sq. ft.;
- 820 Yahmonite Street, directly west and across the alley ROW from the subject property, contains 11,325.6 sq. ft. per the Routt County Assessor Records. This is more than the zone district minimum of 8,000 sq. ft.

See attached vicinity map for more information on lot sizes in the neighborhood.

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

   Staff Finding: Consistent. The variance is compatible with the preferred direction and policies outlined in the Community Plan as follows:

   - "Policy SPA-1.1: Maintain the historic character of Old Town.
     Within the Old Town planning area, land use planning efforts should focus on maintaining the historic character of the existing residential neighborhoods and the Lincoln Avenue commercial core. Historic design elements of Old Town include:
     - Lot coverages that range from 10 to 35 percent coverage;
     - Lot sizes that range from 25 to 50 feet wide, and 125 to 140 feet deep (or 3,125 – 7,000 square feet);
     - Residential buildings that are up to two stories in height;
     - Non-residential buildings along Lincoln Avenue that are one to three stories in height, with an average of two stories;
     - Steep roof pitches; and
     - Building additions that are typically at the rear of the structure."

     The applicant is proposing use of the original Yahmonite Addition lots that measure approximately 50' wide by 150' 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 this policy.

     Lot coverages, building heights, roof pitch and other standards are dictated by development standards of the underlying RN-2 zone district and are not proposed to be varied.

   - "Policy SPA-1.2: Promote Infill, redevelopment, and affordable housing in Old Town, but new development should preserve Old Town's historic character."

     "The city encourages infill on vacant parcels, redevelopment of underutilized parcels, and development of new affordable housing units in the Old Town

commercial area and new residential units in Old Town residential area. Infill and redevelopment of parcels in all parts of Old Town should be contextually compatible with the scale and massing of existing development. Historic preservation survey documentation should be used as a tool in zoning, development approvals, and public works considerations for properties that are adjacent to contributing features."

The applicant has proposed lots for infill, as encouraged by the City, that are consistent with the desired character, lot dimensions, as noted in Policy SPA-1.1, above. Furthermore, the creation of two lots from the one parcel helps to promote affordable housing by increasing the supply of housing and the potential for secondary units.

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

   a. Unnecessary Hardship or Practical Difficulty

      Staff Finding: Not applicable. Application reviewed under 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.

      Staff Finding: Consistent. Alternative iii. was selected. Staff finds that the application of other code standards, purposes, and intents will be improved by varying the standards as follows:

      - A non-conforming two-family residential use currently exists on this lot and is proposed to be demolished as a condition of approval of the minor variance. The two-family residential use is non-conforming to lot size as the CDC requires 16,000 sq. ft. of lot area for a duplex and the subject parcel only contains 15,004 sq. ft.

        Removal of this duplex structure improves compliance with the RN-2 dimensional standards and its intent as required in CDC Section 205. Removal of this structure also furthers the intent of the Legal Non-conforming Use section of the code, specifically, CDC Section 103.A.2 as

follows: "Intent. The intent of this Section is to apply standards that will eliminate legal nonconforming uses as speedily as possible."

- The duplex structure is non-conforming as it is constructed 3.5' into the north 10' side setback and 5' into the front 20' setback.

  Removal of this duplex structure improves compliance with the RN-2 dimensional standards and its intent as required in CDC Section 205. Removal of this structure also furthers the intent of the Legal Non-conforming Structure section of the code, specifically, CDC Section 104.A.2 as follows: "Intent. The intent of this Section is to apply standards that will eliminate legal nonconforming structures as speedily as possible."

Staff Findings

Staff finds that the appeal, #APL-18-01, of the administrative decision to approve FMIV-18-01 is INCONSISTENT with the Criteria for Approval for an appeal.

Recommended Motion

Staff recommends that the administrative decision of the director be upheld and the appeal denied.

Attachments

Attachment 1 – Appellant's Appeal Letter
Attachment 2 – Directors Approval Letter
Attachment 3 – Application Materials for Minor Variance
Attachment 4 – Vicinity Map
Attachment 5 – Written Interpretation
Attachment 6 – Applicant's Response to Appellant's Appeal Letter

Attachment 1

March 9, 2018

Caroline Fisher
914 Merritt St and 838 Merritt St
(purchased current residence in 1991; 27 year resident and homeowner)
Steamboat Springs, CO 80487
caroline@ssfoodtours.com

Harv Holtzman & Rachel Bellis
(purchased current residence in 1989; 29 year residents and homeowners)
932 Merritt St
Steamboat Springs, CO 80487
Rachel.bellis2018@gmail.com

Happy and Arne Stemstrud
(purchased residence in 2000; but has lived in the house since 1994; 25 year residents and 18 year homeowners)
820 Yahmonite St
Steamboat Springs, CO 80487
happystemsrud@comcast.net

Clay and Susan Ogden
(purchased current residence in 1989; 29 year residents and homeowners)
849 Douglas St
Steamboat Springs, CO 80487
clay@ogdencentral.com

Tyler Gibbs
City Planning and Community Development Department
124 10th St
Steamboat Springs, CO 80477

SUBJECT:
Appeal of Administrative Approval for "Minor Variance" application FMNV-18-01
Yahmonite Addition to SS B4 L9-10

To Tyler Gibbs,

We, as adjoining property owners and full-time residents, to the proposed variance lot are formally appealing your administrative approval of a "Minor Variance" to subdivide 825 Douglas Street into two separate buildable lots. (729 Appeal of Decision in Community Development Code- 729.A a.b. CDC) and we firmly oppose any future applications for similar Variances.

While the neighborhood is in agreement that the existing house at 825 Douglas Street is in need of major renovation or demolition, we do not feel that 2 very tall, large, modern houses should be built in its place. Below are the reasons why this Variance goes against the Community Development Code (CDC) and the Steamboat Springs Community Area Plan.

***** Below are <u>quoted sections from the CDC and Steamboat Springs Community Area Plan (in italics) and responses (in block) to each section.</u>**

719 VARIANCE (CDC)

719.A Purpose

*1. The purpose of the Variance process is to allow for variations and alternatives to the standards in this CDC <u>when an equal or better alternative is proposed, **or** a hardship or difficulty exists.</u>*

2. This CDC sets forth a unified regulatory program for development, <u>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.</u> It is understood that no standard can anticipate all possible circumstances, alternative approaches, and unanticipated consequences of its application.

Response: The Applicant is <u>not proposing an equal or better alternative.</u>

Two new houses, is <u>not an equal or better alternative</u> to replacing <u>the one existing house</u> with <u>one new house</u>.
An equal or better alternative would be ONE new house replacing the current-existing house, or major renovation to the current-existing house.

Furthermore, the Applicant claims a hardship or difficulty exists on this lot that necessitates this Variance. There is no necessity to split this lot in two to rectify the hardship, and it fails to explain how the hardship came to be.

The application for Variance states "unnecessary hardship or practical difficulty", as a reason for granting the Variance. But it fails to explain that the existing property is in violation of the following code standards of the CDC for RN-2 because of <u>past actions of the current owner.</u>

Applicant's Response on Variance Application claims: "The existing property is in violation of the following code standards of the CDC for RN-2

- **Non conforming duplex**

- **Non conforming setbacks**
- **Non conforming structure."**

The non conforming duplex was created by <u>the current owner</u>, Bryan Bassett. The house was originally a single family home, and the <u>current owner</u> renovated it into its current 'non conforming' state so that he could rent it out as two units and make more money. If you notice in the section below taken from the Community Development Code (CDC) 719.D 3.a , an Applicant cannot claim "unnecessary hardship" if the unnecessary hardship is a result of the actions of the property owner or Applicant. (see below- 719.D3.a.) There is no unnecessary hardship that necessitates building two new houses where one house currently exists. One new home can be constructed on the existing lot without granting a Variance.

CDC- 719.D 3.a & b

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

a. Unnecessary Hardship or Practical Difficulty

i. Major Variance
The special circumstance of the subject property make the strict application of the standard an unnecessary hardship to the applicant, and the special circumstance ***<u>are not the result of actions of the property owner or applicant.</u>***

ii. Minor Variance
The proposed variation is of a technical nature and is required to compensate for some practical difficult or unusual feature of the site or the proposed development that is not shared by landowners in general.

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.

Response: This proposed Variance does not satisfy any of the above criteria.

- **It is not equal to or better than the code standard of one house on the current lot.**
- **The Purpose and intent of the code standard is <u>to maintain the historic nature, character and identity of the existing residential neighborhoods 'compatible in character and scale with the surrounding neighborhoods in Old Town'</u>. This Variance will create the opposite effect if it allows 2 very tall, modern houses to be built where one currently exists and where the surrounding houses are historic and of a much smaller scale. It will not achieve the purpose & intent of the code.**

The majority of the surrounding houses were constructed between 1936-1950 and a majority have been renovated or upgraded, in keeping with their original design, in the last 10 years. All of the surrounding property owners are long time permanent residents who will be extremely and adversely impacted by this decision.

719.D General Criteria for Approval
The following general criteria for approval shall apply to all Variance applications that are not reviewed in accordance with the alternative criteria for waterbody setback variances in Section 719.E. When these general criteria for approval are applicable, Variances may be approved upon a finding that the following criteria are met

1. *The variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impact of the proposed Variance and has agreed to mitigate those impacts.*

Response: This Variance adversely impacts many neighbors "legal conforming uses of adjacent property". This variance will necessitate the building of two very tall, long homes that will block views, take away privacy and adversely affect the historic character of the neighborhood. One large house, as occupies the lot currently, has the opportunity to take full advantage of the lot and have more options for house placement and architectural style and design, rather than the very limited style and design of two long, thin, tall, rectangular houses that would tower over all properties around and below.

719.D

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

Response: The Community Plan specifically states that new development should preserve Old Town's historical character and that "infill and redevelopment of parcels in all parts of Old Town should be contextually compatible with the scale and massing of existing development". Allowing two very tall, long, modern (per Applicant's realtor) homes to be built next to some of the oldest homes in the entire subdivision is not in keeping with the historical character of this neighborhood or the SS Community Plan. None of the existing homes in the neighborhood is of the height, scale, massing or style of the proposed development. The design of the new proposed homes would be limited and restricted by the lot size.

The Applicant incorrectly cites the Steamboat Springs Community Plan stating that the city encourages infill. The city encourages infill on <u>vacant parcels</u> and <u>redevelopment of underutilized parcels.</u> See Below:

<u>Old Town Planning Area Goals and Policies:</u>
Goal SPA-1: Steamboat Springs will maintain and improve the historic character of Old Town.

Rationale
The community continues to value maintaining the Old Town as the heart of the community and conserving the character – of both the residential and the commercial districts.

- *Retain Old Town as the heart of the community;*
- *Promote infill development on commercial streets;*

Policy SPA-1.2: Promote infill, redevelopment, and affordable housing in Old Town, <u>but new development should preserve Old Town's historical character.</u>
The city encourages infill on <u>vacant parcels</u>, redevelopment of underutilized parcels, and development of new affordable housing units in the Old Town commercial area and new residential units in Old Town residential area. Infill and redevelopment of parcels <u>in all parts of Old Town should be contextually compatible with the scale and massing of existing development.</u> Historic preservation survey documentation should be used as a tool in zoning, development approvals, and public works considerations for properties that are adjacent to contributing features.

Strategy SPA- 1.2(a) Develop Contextual Design Standards for Old Town – Develop contextual design standards that are a means of allowing new development to conform to the existing pattern and scale in Old Town. Consider incorporating Historic Preservation Guideline construction in Old Town.

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

Rationale
"Infill means the development of new housing or other buildings on scattered vacant sites in a built-up area. <u>Redevelopment</u> means the replacement or reconstruction of buildings

that are in substandard physical condition, or that do not make effective use of the land on which they are located."

"If properly designed, infill and redevelopment can serve an important role in achieving quality mixed-use neighborhoods. In addition, appropriate, carefully crafted redevelopment and infill can complement existing stable neighborhoods to keep the city dynamic, competitive, and economically viable in the marketplace. Appropriate change and activity can provide useful improvements while meeting new needs and challenges."

"While infill and redevelopment is desirable in the community, the stability of older neighborhoods may be threatened if the community does not develop infill standards to ensure compatibility and if the community does not continue to support public improvements in these areas."

Response: Technically this variance should be for "redevelopment" because there is an existing house that covers both lots in the Application. 825 Douglas has never been recognized as two lots, as there has never been two houses built there. This lot has always had one house on it and should continue in this tradition.

As two lots they are non-conforming in today's code and while the Variance being requested is less than 20% it still does not meet the standard of "infill on vacant lots" as there is a large home currently set across both lots. This should not be characterized as infill of a "vacant" lot, it should be characterized as "redevelopment" or the "replacement or reconstruction of buildings that are in substandard physical condition, or that do not make effective use of the land on which they are located".

Subdividing this lot will not "compliment" the existing stable neighborhood. This neighborhood is characterized primarily by larger lots, as the lot currently is. 12 of 15 lots on Douglas Street are large lots.

The Application uses 719.D from the SS Area Community Plan as reasoning for subdividing, stating that at one time they were two separate lots. But 825 Douglas St has never been used as two separate lots, and as two separate lots they are "non-conforming" in today's code.

The Application states that "the proposed lots sizes are compatible and equal in size to adjacent lot and lots across the street." In reality, the majority of lots on Douglas Street are large in size. 12 of the 15 lots on Douglas Street are large, only three current lots are the size being proposed in this Variance. Each of the smaller lots have homes built on them that create infringements on their adjacent neighbors. We

assume all of the three smaller lot homes were built before the city had set-back rules.

Furthermore, the existing small lots in the neighborhood all have smaller homes on them, none are the scale that this Variance would allow. Of these smaller homes, on the smaller lots, two are built to the lot line (826 & 828 Douglas) and one is over the lot line, encroaching on their neighbors lot (837 Douglas). All of the current small lot homes are therefore "non-conforming" in today's code.

Why would the City approve two more long thin "non-conforming" lots in a neighborhood where the majority of the lots are large with no "non-conforming" issues. These small lots are extremely limiting and do not fit in with the neighborhood. The existing small lot homes all have set-back issues and none have the privacy of the larger (and majority) lots on the Street. Approving two more "non-conforming" lots is an ill-advised decision.

Also, the SS Community Plan clearly states that new development should "conform to the existing pattern and scale in Old Town. Consider incorporating Historic Preservation Guideline construction in Old Town." This proposed development is completely at odds with the Community Area Plan, as the Applicant intends to build modern homes on the lots if granted the Variance. "The stability of older neighborhoods may be threatened if the community does not develop infill standard to ensure compatibility". This proposed Variance (and development) threatens this well-established Old Town neighborhood. Two modern, tall, thin houses built next to 1930's & 1940's log and wood framed houses will not "ensure compatibility."

There are several examples in Old Town (9th St @ Pine) and in Fairview where variances have been allowed that are not compatible with the surrounding neighborhood homes. We are extremely concerned that if this Variance is granted our well preserved historic neighborhood will be changed forever, and certainly NOT for the better.

Furthermore, infill is specifically slated for Old Town commercial, and not for Old Town residential, see below.

Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city.

Support intensification of land uses on appropriate infill and redevelopment sites in the following areas:

- *Old Town commercial*
- *US 40/Elk River Road intersection;*
- *Fish Creek / US 40 / Pine Grove Road intersections;*
- *Angler's Drive/US 40*
- *Ski base area*

Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhood.
Appropriate types of infill include the addition of new dwellings or businesses on vacant lots, dwelling units added to existing houses, neighborhood related non-residential development and second-story residential development over businesses.

Policy LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods.
This plan does not propose significant changes to the character of existing residential developments. Changes should be carefully planned and will result from initiative and cooperation by residents or from a specific neighborhood plan.
Strategy LU-3.1 (a): Continue to Enhance Older Neighborhoods- Continue to enhance the quality of older neighborhoods (e.g., Old Town) by improving public facilities, such as streets and sidewalks, and by preserving trees (see Community Design and Image charter).

Response:
Policy LU-3.1 speaks for itself. The proposed Variance and development will not maintain and enhance the character and identity of our existing AND HISTORIC residential neighborhood.

721 PLANNED UNIT DEVELOPMENT (CDC)

721.c Criteria for Approval
A Planned Unit Development (PUD) shall be approved upon a finding that the following criteria are met:

1. *The proposed development cannot be accommodated with the current zoning of the property or any other City zone district.*
2. *The Planned Unit Development shall meet at least one of the following:*
    a. *The PUD addresses a community need as described in the Community Plan; or*

b. *The development site had 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. *The PUD will preserve valued environmental, cultural, or scenic resource lands or view corridors, minimize the disturbance of natural hazard areas; or*
d. *increase the amount of functional open space within the development, or create functional public spaces; or*
e. *The PUD is necessary to protect and preserve the character of a historic structure or historic district; or*
f. *The proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful phased development; or*
g. *The PUD allows for creativity in the development process, use of land, or use of related physical facilities to produce a superior outcome as described in section 721.C.6; or*
h. *The PUD is necessary to respond to a changed condition where the current zone map or standard zone district do not meet the needs of the lot owner or community for this particular site.*

Response: This PUD does not meet <u>any</u> of the above criteria in a-h. In all cases it is diametrically opposed to every one of the Criteria.

It is not necessary to subdivide this lot in order to build a new home. It is egregious and not in keeping with the "context and character" of this historic neighborhood where the majority of lots are large, or the same size as this lot currently is, without a Variance.

<u>Continuing with CDC 721.C.3 (Criteria for Approval):</u>

3. *The type, height, massing, appearance, and intensity of development permitted by a PUD is compatible with surrounding zone districts, land uses, and neighborhood context and character, and the PUD will result in a logical and orderly development pattern within the community.*
4. *The PUD shall substantially further the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.*
5. *The PUD shall minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*
6. *In return for flexibility in zoning, development permit by the PUD shall provide significant community enhancement not achievable through application of a standard zone district.*
7. *The Planned Unit Development shall provide an outcome superior in terms of community enhancement than would be achievable with the current zoning of the property or any other City zone district and is not being used solely as a means to enhance a development's economic feasibility.*

Response: As to each item above, this Variance & PUD go against the Criteria for Approval:

3. **The size and intensity of the new homes will be large, tall & thin AND they are proposed to be modern, not compatible to the surrounding area.**
4. **Large, modern, tall, homes do not further the directions in the community plan, where maintaining the historic integrity of the neighborhoods, especially in Old Town, are of primary significance.**
5. **The PUD will not minimize adverse impacts to the natural environment. It will severely impact the large trees on the lot line between lots 10 & 11 (914 Merritt St & 825 Douglas lot line). The trees will be in danger of disruption and degradation, or worse cut down to accommodate this proposed development.**
6. **This development <u>will not enhance</u> the historic neighborhood with 2 high density, modern, tall houses.**
7. **This Variance and future development of 2 homes is <u>not</u> superior to re-building 1 house on the current lot. It is an inferior design that is not necessary and <u>IS BEING USED SOLELY AS A MEANS TO ENHANCE THE DEVELOPMENT'S ECONOMIC FEASIBILILTY.</u>**
   <u>ECONOMIC FEASIBILITY IS THE SOLE REASON FOR THIS VARIANCE AND PUD.</u>

If this Variance is approved it will be counter to all of the Criteria for Approval.

The intended buyer of 825 Douglas St is purchasing this property SOLELY for speculation. Bruce Caplowe is purchasing this lot to redevelop and sell the new houses he intends to build. With the limited lot size, he will have no ability to preserve the integrity and character of the neighborhood that we, as longtime current residents, are striving to maintain and enhance.

We all have substantial investment in the purchase and upgrading of our properties and homes. If this Variance is approved, it will degrade and adversely affect our historic neighborhood in general, and our individual properties specifically. The new houses will block our views and take away our privacy. It will in no way enhance our neighborhood.

To sum up our appeal for this Variance request:

To grant this Variance request would go against everything the Steamboat Springs Community Area Plan stands for in Old Town. It does not preserve <u>or</u> enhance the historic integrity, character, scale or massing of the well-established Old Town neighborhood where it is being proposed.
It will adversely affect the adjacent owners and their legal uses of their properties, encroaching on privacy and rights.

It will degrade one of the historic neighborhoods that Steamboat, as a Community, has shown is a priority to enhance and maintain.
The reasons being cited for granting this variance are not substantiated by the CDC, The SS Community Area Plan, or the PUD codes in any way. When the City Planning Department grants Variances that are counter to our CDC and Community Area Plan it is more than disheartening, it is an abuse of their authority.

We respectfully request that you join us as we strive to protect our homes, community and historic neighborhood, and deny the request for the Variance at 825 Douglas Street. This is a decision that will irreparably harm our neighborhood forever.

Thank you for your consideration,

Caroline Fisher, Harv Holtzman, Rachel Bellis, Arne and Happy Stemsrud, Clay and Susan Ogden

Attachment 2

City of Steamboat Springs

March 2, 2018

Michael De Jong
PO Box 776210
Steamboat Springs, CO 80477
Sent Via Email: michael.dejong@steamboatsir.com

RE: #FMNV-18-02, Yahmonite Add. to SS, Blk 4, Lots 9 & 10 (825 Douglas Street)

Dear Michael,

This letter is to confirm that the Director of Planning and Community Development has approved your application for Minor Variance to vary the RN-2 zone district minimum lot area as to make lots 9 and 10 of the Yahmontie Addtion to Steamboat Springs, Block 4 separate and developable lots, with the following conditions:

1. The principal building on the subject lot shall be demolished within 3 years from the date of this letter or the approval shall expire.
2. Once the building has been demolished in accordance with condition of approval 1, above, the applicant shall record this letter with the Routt County Clerk and Recorder.

The Director of Planning and Community Development finds that the application meets the criteria for approval in Section 719 of the Community Development Code.

The application was processed in accordance with the provisions of Section 702 of the Community Development Code, which allows the Director of Planning and Community Development to administratively approve minor variances.

Please contact me at 970-871-8260 with any questions or concerns.

Sincerely,
CITY OF STEAMBOAT SPRINGS

Robert Keenan

Digitally signed by Robert Keenan
DN: cn=Robert Keenan, o=City of Steamboat Springs, ou=Department of Planning and Community Development, email=rkeenan@steamboatsprings.net, c=US
Date: 2018.03.02 09:45:14 -07'00'

Bob Keenan, AICP
City Planner

cc: File copy #FMNV-18-02
Bryan@goingto.do
bruce@rumordesigns.com

City of Steamboat Springs

Department of Planning & Community Development
P.O. Box 775088, Steamboat Springs, CO 80477
(970) 871-8258

For Office Use Project Code: _____

RECEIVED STAMP

Application

This application must be accompanied by the applicable submittal requirement checklist.

Project Information

Project Name: 825 DOUGLAS

Physical Address: 825 DOUGLAS ST, STEAMBOAT CO 80487

Legal Description: LOTS 9 & 10 BLK 4 YAHMONITE ADD TO SS

Parcel ID #: 1768040009

Applicant

Name: BRUCE CAPLOWE

Mailing Address: PO BOX 772802 STEAMBOAT CO 80477

Phone: 970-846-0262 Email: BRUCE@RUMORDESIGNS.COM

Project Coordinator/Primary Contact (If different from above)

Name: MICHAEL DE JONG

Mailing Address: PO BOX 776210 STEAMBOAT CO 80477

Phone: 970-846-2661 Email: MICHAEL.DEJONG@STEAMBOATSIR.COM

Property Owner (Attach additional sheets if necessary)

Name: BRYAN H BASSETT

Mailing Address: PO BOX 880638 STEAMBOAT CO 80477

Phone: 970-846-1032 Email: BRYAN@GOIN670.DO

For ZMA, DP, FDP, PUD, TND & PP applications: are there severed mineral rights? __Yes (No)

Signatures Required from ALL Property Owners and the Applicant

I hereby authorize that I am the lawful owner of the parcel(s) this application is concerning. Furthermore, I authorize the applicant to submit this application and supporting materials for the City of Steamboat Springs Planning & Community Development Department's review.

Bryan H. Bassett — 01/22/2018

Property Owner — Date

In submitting this application, I affirm that all information contained within is true and correct. I acknowledge that all items identified as submittal requirements are included, and if they are not, this application will not be accepted, processed or reviewed.

Bruce Caplowe — 01/23/2018

Applicant — Date

Property Record Card

Routt County Assessor

BASSETT, BRYAN H.
P O BOX 880638
STEAMBOAT SPRINGS, CO 80488-0638

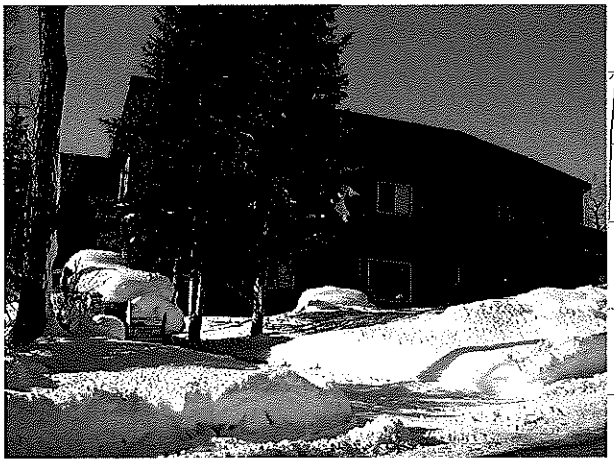
Account: R7718220
Tax Area: 20SS - *RE2* SS City Limits_Old Town+Lower Fish/Tamarack Areas & near Airport
Acres: 0.340

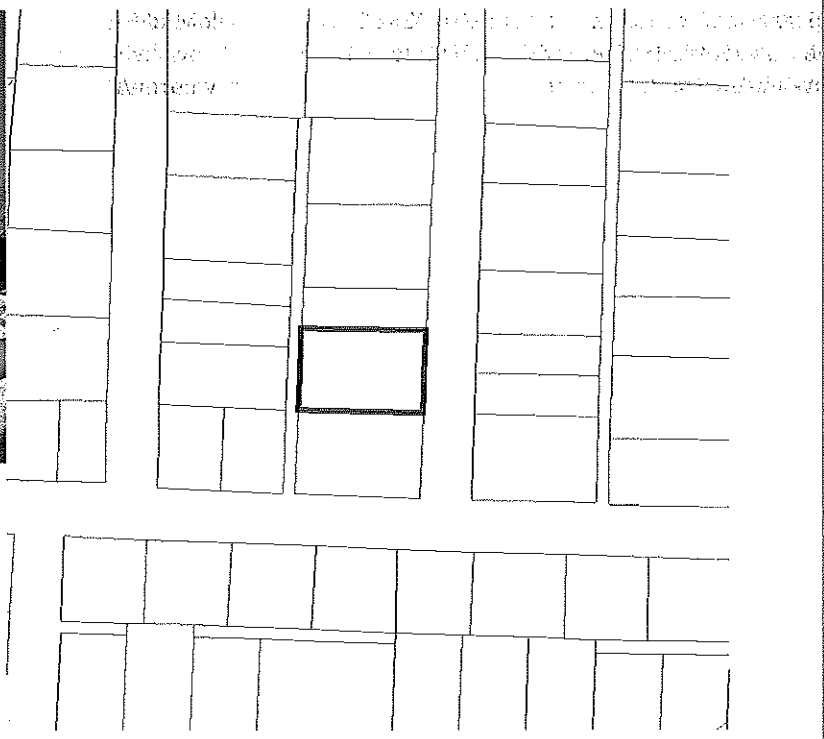
Parcel: 176804009
Situs Address:
825 DOUGLAS ST
STEAMBOAT SPRINGS, 80487

Value Summary

Value By:	Market	Override
Land (1)	$375,000	N/A
Steamboat Res (1)	$343,040	N/A
XFOB (1)	$0	N/A
XFOB (2)	$4,670	N/A
Total	**$722,710**	**$722,710**

Legal Description
LOTS 9 & 10 BLK 4
YAHMONITE ADD TO SS





Public Remarks

Entry Date	Model	Remark
	Steamboat Res Occurrence 1	
	Steamboat Res Occurrence 1	

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
	07/01/1989	Deeds	UI	N	$115,000	628.44	$115,000	628.44	$115,000	628.44

Land Occurrence 1

Property Code	1112 - SINGLE FAM RESID LAND	Economic Area	1 - STEAMBOAT RESIDENTIAL
Super Neighborhood	3 - DOWNTOWN	Neighborhood	78002 - 78002 - NBHD
Land Code	7800440 - YAHMONITE TYPICAL	Land Use	1 - PRIME SITE
Zoning	RN2	Site Access	2 - YEAR-ROUND

Property Record Card

Routt County Assessor

Land Occurrence 1

Road	4 - PAVED	Site View	2 - GOOD
Topography	3 - SLOPING	Slope	2 - SLIGHT
Wetness	1 - NOT AFFECTED	Water	3 - COMM/PUBLIC
Utilities	4 - GAS/ELEC	Sewer	3 - COMM/PUBLIC
Zoning	RN2	Slope	2 - SLIGHT
Wetness	1 - NOT AFFECTED		

Steamboat Res Occurrence 1

Property Code	1212 - SINGLE FAM RESID IMPROVEMENTS	Economic Area	1 - STEAMBOAT
Super Neighborhood	3 - DOWNTOWN	Neighborhood	78002 - YAMONITE,N.HGLNDS,COMBS FLOOD,
Building Type	2 - 2 & 3 STORY	Grade/Quality	40 - GOOD
Foundation	1 - CONCRETE	Garage Capacity	2
Total Rooms	8	Bedrooms	5
Bath Count	4.5	Baths Full	0
Bath TQR	0	Baths Half	0
Kitchen Count	1.5	Fireplace Count	1
Fireplace Type	1 - WB STOVE	Roof Style	2 - SHED
Roof Cover	3 - METAL	Insulation	3 - AVERAGE
Windows	3 - DOUBLE GLAZE	Exterior Condition	4 - NORMAL
Heating Type	1 - FORCED AIR	Interior Condition	3 - NORMAL
Exterior Wall	4 - WOOD SID/SHK	Percent	100
Architectural Style	6 - SALT BOX	Effective Year Built	1988
Actual Year Built	1952		

SubArea		ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
BSMT_TOTAL			820	164		
FIRST		1600	1600	1600		
SECOND		1436	1436	1436		
Total		3,036.00	3,856.00	3,200.00		
	Value	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**
	$343,040	112.99	88.96	107.20		

XFOB Occurrence 1

Property Code	1212 - SINGLE FAM RESID IMPROVEMENTS	Paired Model	1
Effective Year Built	1975	XFOB Code	101 - GAR,1 STORY ATT
Actual Year Built	1975	Condition	4 - NORMAL

SubArea		ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SQFT			484	484		
Total			484.00	484.00		
	Value	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**
	$0					

XFOB Occurrence 2

Property Code	1212 - SINGLE FAM RESID IMPROVEMENTS	Paired Model	1

XFOB Occurrence 2

Effective Year Built	1962	XFOB Code	199 - UNAFFILIATED GARAGE
Actual Year Built	1962	Condition	4 - NORMAL

SubArea		ABOVE GRADE LIVING	ACTUAL TOTAL SQ FT	Effective SqFt - Assessor Use Only	RENTAL AREA	UNIT VALUE
SQFT			600	600		
Total			600.00	600.00		
	Value	**Rate**	**Rate**	**Rate**	**Rate**	**Rate**
	$4,670		7.78	7.78		

Abstract Summary

Code	Classification	Actual Value Value	Taxable Value	Actual Value Override	Taxable Override
1112	SINGLE FAM RESID LAND	$375,000	$27,000	NA	NA
1212	SINGLE FAM RESID IMPROVEMENTS	$347,710	$25,040	NA	NA
Total		**$722,710**	**$52,040**	**NA**	**NA**

Narrative for 825 Douglas Street: (taken from the Minor Variance 719 in the CDC)

2. The following types of Variances are established for purposes of review process:
Minor Variance Variances shall be reviewed through the Minor Variance process when the following criteria are met:

1 ***The Variance application is submitted concurrently with a Development Plan or Final Plat that will be reviewed administratively and approved by the Planning Director; and i ii. The proposed variation is equal to 20 percent or less of any lot area, lot width, setback, building height, or lot coverage standards specified in Article 2;***

Response: The proposed variance is approximately an 8% variance in lot area and therefore qualifies as less than 20%. Development plan of 2 separate lots has been submitted

719.D General Criteria for Approval The following general criteria for approval shall apply to all Variance applications that are not reviewed in accordance with the alternative criteria for waterbody setback variances in Section 719.E. When these general criteria for approval are applicable, 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.***

Response: Variance will not injure or adversely impact legal conforming uses of adjacent properties.

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

Response: The proposed lot sizes are compatible and equal in size to adjacent lot and lots across the street. Legal description is Lot 8 and 9, Block 4 which indicates these were 2 legal lots before a non conforming duplex was built over the center line. The 2 proposed lots are consistent with the Community Plan; here is the language from the **Steamboat Springs Area Community Plan** below:

Policy SPA-1.1 (p166): Maintain the historic character of Old Town.

Within the Old Town planning area, land use planning efforts should focus on maintaining the historic character of the existing residential neighborhoods and the Lincoln Avenue commercial core. Historic design elements of Old Town include:

- ***Lot sizes that range from 25 to 50 feet wide, and 125 to 140 feet deep (or 3,125 – 7,000 square feet);***

The proposed variance results in lot sizes larger than the lot sizes of the Area Plan yet the RN-2 code has a 8000SF minimum. For reference each lot would be 7405 SF, 50 feet wide and 150 feet depth

Policy SPA-1.2 (p166): Promote infill, redevelopment, and affordable housing in Old Town, but new development should preserve Old Town's historical character. The city encourages infill on vacant parcels, redevelopment of underutilized parcels, and development of new affordable housing units in the Old Town commercial area and new residential units in Old Town residential area. Infill and redevelopment of parcels in all parts of Old Town should be contextually compatible with the scale and massing of existing development. Historic preservation survey documentation should be used as a tool in zoning, development approvals, and public works considerations for properties that are adjacent to contributing features.

The proposed variance does exactly as the Community Plan indicates - ***The city encourages infill on vacant parcels, redevelopment of underutilized parcels***

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

Response: Acceptable alternative of 2 conforming lots with conforming structures (to be built) with a 8% variance in RN-2 lot size

Acceptable Alternative The proposed development provides at least one of the following acceptable alternatives to the standard:

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

Response: The existing property is in violation of the following code standards of the CDC for RN-2

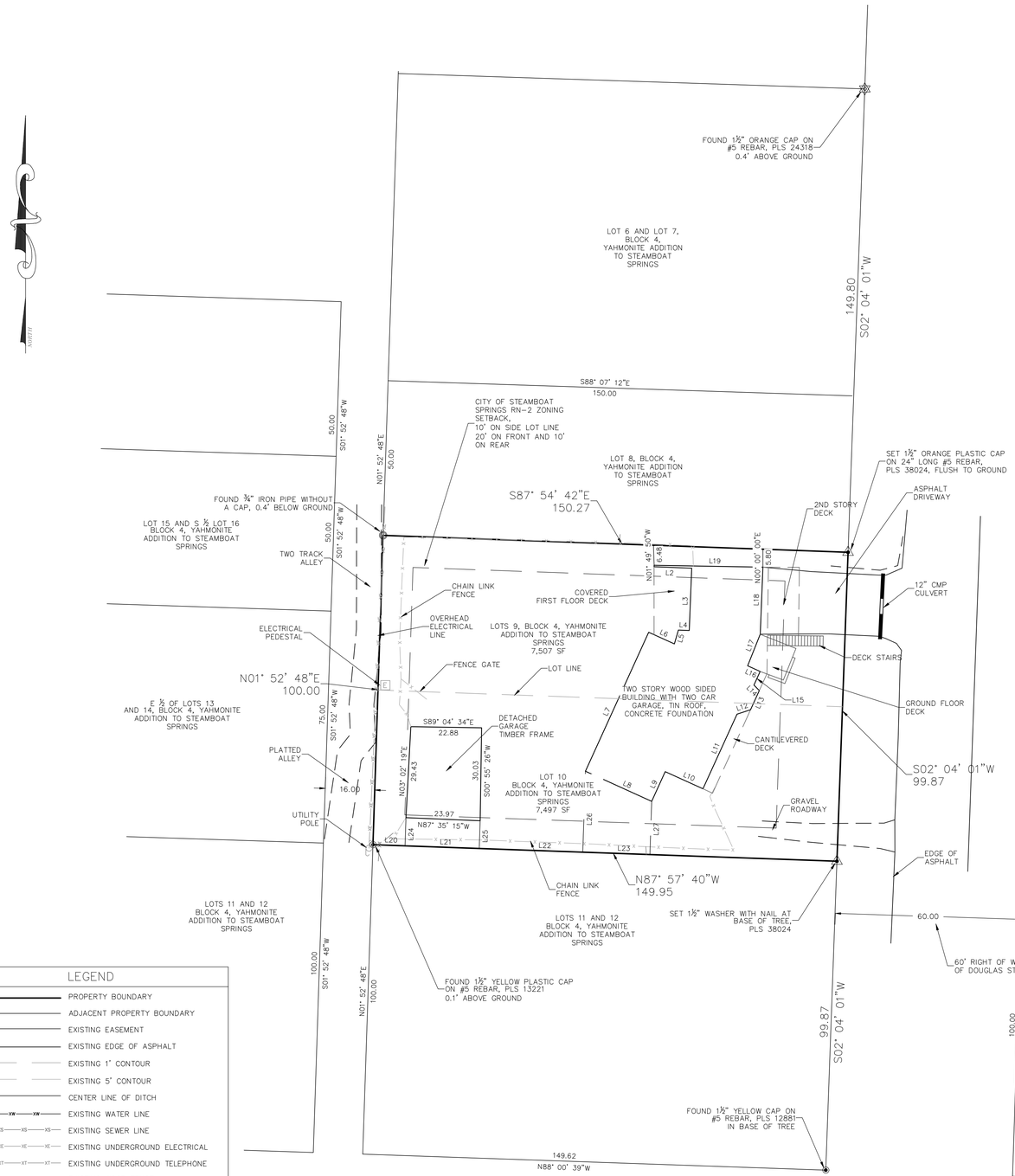
- Non conforming duplex
- Non conforming setbacks
- Non conforming structure

The proposed alternative will conform to all of the CDC RN-2 code standards (setbacks, structures, heights etc) except for the 8% variance in RN-2 lot size.

The overall result will be improved; by varying the standard for lot size by less than 20% and still following the intent of the Area Community Plan

IMPROVEMENT SURVEY PLAT

OF LOT 8 AND LOT 9, BLOCK 4, YAHMONITE ADDITION TO STEAMBOAT SPRINGS, LOCATED IN THE NE ¼ OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	0.47	S2°18'11"W	L20	10.38	N87°57'40"W
L2	12.18	N87°41'49"W	L21	23.98	N87°57'41"W
L3	20.14	N2°18'11"E	L22	33.47	N87°57'39"W
L4	3.50	S87°41'49"E	L23	21.70	N87°57'40"W
L5	4.66	N15°58'54"E	L24	9.12	S1°52'48"W
L6	9.14	S65°32'31"E	L25	8.96	S1°52'48"W
L7	49.33	N24°27'29"E	L26	26.17	S1°52'48"W
L8	23.50	S65°32'31"E	L27	17.21	S1°52'48"W
L9	10.55	N24°27'29"E			
L10	13.42	S65°32'31"E			
L11	26.50	N24°27'29"E			
L12	4.60	N72°07'04"E			
L13	6.81	N24°27'29"E			
L14	2.48	N43°41'36"W			
L15	4.81	N24°27'29"E			
L16	4.41	N65°32'31"W			
L17	10.98	N21°42'19"E			
L18	21.72	S2°18'11"W			
L19	35.15	S89°00'02"E			

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- CENTER LINE OF DITCH
- XW XW XW — EXISTING WATER LINE
- XS XS XS — EXISTING SEWER LINE
- XE XE XE — EXISTING UNDERGROUND ELECTRICAL
- XT XT XT — EXISTING UNDERGROUND TELEPHONE
- X X — EXISTING WOOD FENCE
- EXISTING CONCRETE PAVING
- EXISTING BUILDINGS

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 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTES:

1) IMPROVEMENT SURVEY PLAT OF LOT 8 AND LOT 9, BLOCK 4, YAHMONITE ADDITION TO STEAMBOAT SPRINGS ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE.

2) FIELD SURVEYING COMPLETED OCTOBER 31, 2017.

3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF YAHMONITE ADDITION TO STEAMBOAT SPRINGS. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. R30020345 EFFECTIVE NOVEMBER 2, 2017.

4) LEGAL DESCRIPTION PROVIDED BY LAND TITLE GUARANTEE COMPANY.

5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.

6) STREET ADDRESS: 825 DOUGLAS STREET, STEAMBOAT SPRINGS.

7) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO LAND TITLE GUARANTEE COMPANY, BRYAN H. BASSETT, KIVA PATTEN AND DANA PATTEN THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-102 (9) AND C.R.S. 38-51-103, 38-51-104 38-51-105 AND 38-51-106.

WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024
STATE OF COLORADO

COLORADO REGISTERED WALTER N. MAGILL 38024 PROFESSIONAL LAND SURVEYOR

ROUTT COUNTY SURVEYOR CERTIFICATE

THIS MAP WAS FILED AND INDEXED AS FILE NO. SP_____ ON _____ DAY OF _____, 2017, AT _____, _M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR

BY: _____
THOMAS H. EFFINGER, JR. LS 17651

IMPROVEMENT SURVEY PLAT
LOTS 9 AND 10, BLOCK 4 YAHMONITE ADDITION TO STEAMBOAT SPRINGS

825 Douglas Street
Steamboat Springs, 80487

Horizontal Scale

30' 0 15' 30' 60'

1" = 30'

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

Contour Interval

2 Feet

NO.	DATE	REVISIONS	INT

DATE: 11-20-2017 DESIGN: WNM
JOB NO. 1095-051 DRAFTED: WNM
DWG. NAME _____ REVIEW: WNM

Four Points Surveying and Engineering

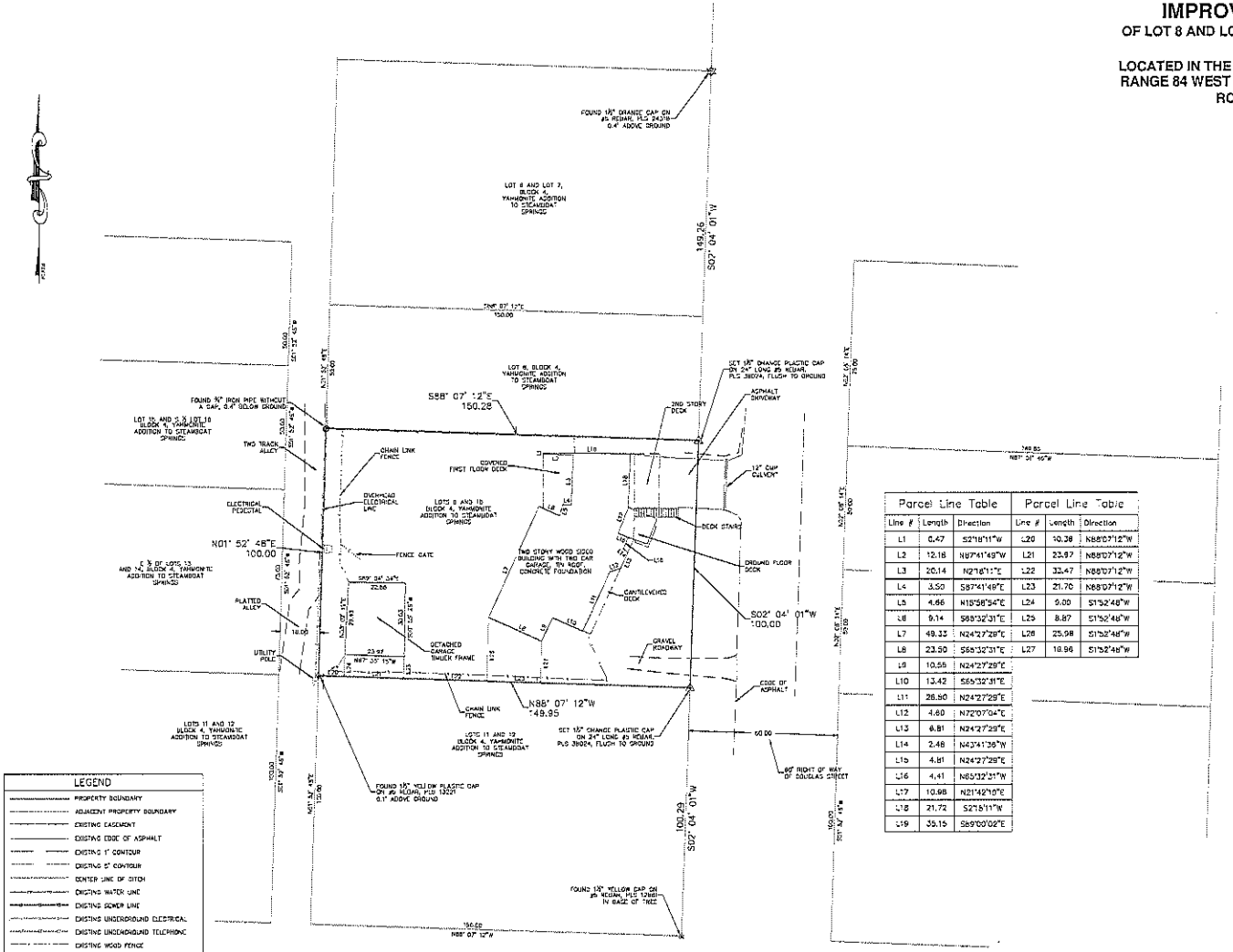
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80487
(970)-871-6772
wnmpepls@gmail.com

FOUR POINTS SURVEYING | ENGINEERING

SHEET NO. 1 OF 1

IMPROVEMENT SURVEY PLAT

OF LOT 8 AND LOT 9, BLOCK 4, YAHMONITE ADDITION TO STEAMBOAT SPRINGS, LOCATED IN THE NE ¼ OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



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L5	4.66	N15°58'54"E	L24	9.00	S1°52'48"W
L6	9.14	S68°32'31"E	L25	8.87	S1°52'48"W
L7	49.33	N24°27'29"E	L26	25.98	S1°52'48"W
L8	23.50	S68°32'31"E	L27	18.96	S1°52'48"W
L9	10.56	N24°27'29"E			
L10	13.42	S65°32'31"E			
L11	26.90	N24°27'29"E			
L12	4.80	N72°07'04"E			
L13	6.81	N24°27'29"E			
L14	2.48	N43°41'36"W			
L15	4.81	N24°27'29"E			
L16	4.41	N65°32'31"W			
L17	10.98	N21°42'18"E			
L18	21.72	S21°51'11"W			
L19	35.15	S69°00'02"E			

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7) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-102 (9) AND C.R.S. 38-51-103. 38-51-104 38-51-105 AND 38-51-106.

WALTER N. MAGILL, P.E., REGISTERED LAND SURVEYOR, PLS 38024
STATE OF COLORADO

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- CENTER LINE OF DITCH
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WOOD FENCE
- EXISTING CONCRETE PAVING
- EXISTING BUILDINGS

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 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

ROUTT COUNTY SURVEYOR CERTIFICATE

THIS MAP WAS FILED AND INDEXED AS FILE NO. SP_____ ON _____ DAY OF _____, 2017, AT _____ M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

ROUTT COUNTY SURVEYOR

BY: _____
THOMAS H. EFFINGER, JR. LS 17651

IMPROVEMENT SURVEY PLAT
LOTS 9 AND 10, BLOCK 4 YAHMONITE ADDITION TO STEAMBOAT SPRINGS

825 Douglas Street
Steamboat Springs, 80487

Horizontal Scale
0 5 10 20 40
1" = 30'
IF THIS DRAWING IS NOT SCALED IN A NORMAL WAY IT MAY BE DUE TO PRINTING SCALE SHOULD BE UTILIZED.

Contour Interval
2 Feet

NO.	DATE	REVISIONS	INT.

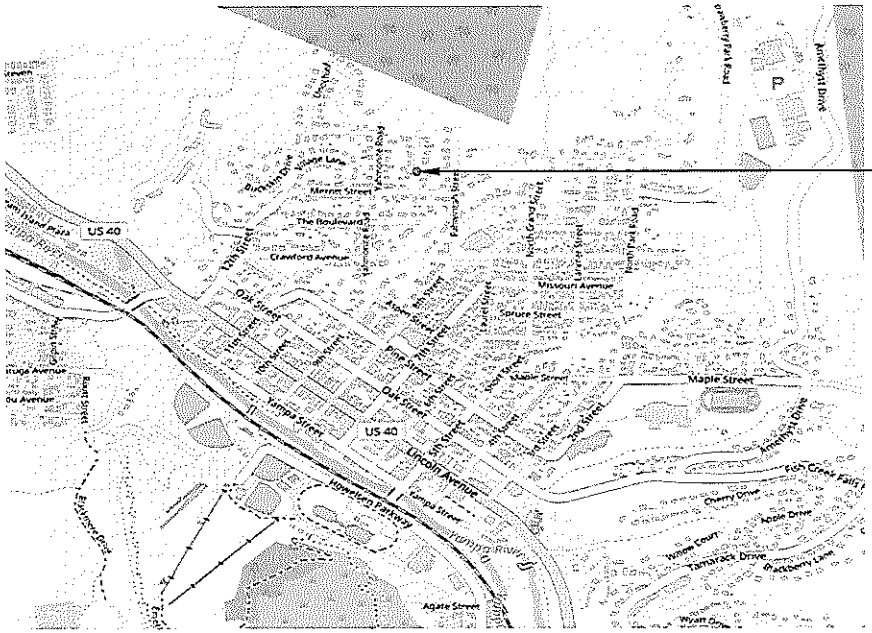
DATE: 11-6-2017 DESIGN: WNM
JOB NO. 1085-051 DRAFTED: WNM
DWG. NAME: REVIEW: WNM

Four Points Surveying and Engineering

440 S. Lincoln Ave, Suite 4B
P.O. Box 774696,
Steamboat Springs, CO 80487
(970)-871-0772
wmpsps@gmail.com

FOUR POINTS SURVEYING ENGINEERING

SHEET NO. 1 OF 1



LOCATION OF PROJECT: 825 DOUGLAS STREET, STEAMBOAT SPRINGS
LEGAL DESCRIPTION: LOTS 9 &10 BLK 4 YAHMONITE
ADD TO SS

RUMOR
DESIGN + REDESIGN

CURRENT LOT 15,000 FT²: | A
001

PROPROSED SUBDIVISION :: A 002

PROPOSED SUBDIVISION WITH FOOTPRINT:: A 003

RUMOR
DESIGN + reDESIGN

Caroline Fisher
P.O. Box 880013 Steamboat Springs, Co 80488
970-846-4240 caroline@ssfoodtours.com

2/28/18

Bob Keenan & Tyler Gibbs
City Planning and Community Development Department
124 10 th St
Steamboat Spring, CO
bkeenan@steamboatsprings.net 970-871-8260

*** OPPOSITION to application FMNV-18-01 Yahmonite Addition to SS B4 L9-10; for a proposed "Minor Variance".

As the adjacent property owner, I am writing to state my extreme OPPOSITION regarding the application to subdivide the existing lot at 825 Douglas Street into 2 separate buildable lots. While I understand the existing house at 825 Douglas Street needs renovation, or possibly to be re-built, the house should be replaced with one house, NOT two.

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 the variance to this applicant. Your decision was made prior to the deadline for neighbors to make comments and objections to the application. The fact that you had already decided on Monday, 3 days prior to the deadline for neighborhood comment, is extremely contrary to this process. After learning that you had already made your decision to approve, I asked if you could assure me that no other variances would be granted for these lots and you told me you could not give me any assurances. It is extremely troubling that input & comments from the neighbors, who will be *directly affected and adversely impacted* by this decision, are not being heard before you come to a conclusion, and that we have NO assurance that our rights and our privacy might not be further infringed on in subsequent variances.

I own 2 homes in this Yahmonite Subdivision neighborhood (914 Merritt St & 838 Merritt St). The 914 Merritt Street home was purchased by my Mother so that she could live next door to me as she aged but sadly she passed away 3 years ago and now the home belongs to me. When my Mother purchased the 914 Merritt St home in 2005, there were many neighbors interested in purchasing it, hoping to subsequently sub divide the large lot (as this current application is requesting) but all who asked were told, by the planning department, that there was no possibility to subdivide the lot into 2 buildable lots even though the lot is shown as 2 lots on the original plat. The potential buyers were looking to the very same scenario as is currently being requested at 825 Douglas Street. In 2005, many of the potential buyers fell away after hearing the lots could never be subdivided. My Mother went through with the purchase with the understanding that the lot could not be subdivided, and the next lot over, which is the exact same size would not ever be subdivided either. This application goes completely against that ruling.

Our log house at 914 Merritt (built in 1936, 1013 sq ft) is the adjacent property to this proposed variance, so this decision affects our property tremendously. Our (914 Merritt St) house was the very first house built in the Yahmonite Subdivision when it was created, and it is a very special representation of what this town used to look like in its early years. I chose to fix up our 1936 log house last year. I spent considerable time and money improving the historic cabin and property and I hope to maintain its value and privacy and its historic integrity. **Allowing 2 large modern houses to be built directly behind this lot is the exact opposite intent of what the Community Development Plan states in Policy SPA-1.1.** "Within the Old Town planning area, land use planning efforts should focus on maintaining the historic character of the existing residential neighborhoods and the Lincoln Avenue commercial core".

This variance is counter to everything written in the Community Development Plan Policy SPA-1.1. and if the City approves this variance and approves 2 large modern homes to be built next to the oldest home in the entire subdivision, there is something terribly wrong.

This Variance does NOT meet The General Criteria for Approval outlined in 719.D.

The application states that 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 Variance will absolutely adversely impact my adjacent property and the applicant has not "accurately assessed" the impacts and agreed to "mitigate those impacts".

If two homes are allowed to be built on long thin lots they will tower over my small home and yard and my home will never have privacy ever again. It will lower the value of my property because the houses above will be looking straight down on top of my entire lot. To have two very tall long homes towering above my lot will "adversely impact legal conforming uses of adjacent properties". The only way to mitigate those impacts is to NOT build 2 houses, and to build 1 house with a different layout on the property. One large house, as the lot currently has, has the opportunity to take full advantage of the lot and have more options for house placement and architectural style rather than the very limited style of 2 long, thin, tall, rectangular houses that would tower over all properties below.

If this variance is approved, each of the new homes will be limited to a 2,500 square foot house footprint. The current code states that the footprint of a new home can take up 30% of the lot. This variance will create 2- 7,500 square foot lots; 30% of the property would entitle the new owners to build a 2,500 square foot maximum footprint home. This footprint will most likely need to accommodate a garage within that space and because of that limited footprint the houses will have to be built very tall to accommodate sufficient living space.

Because of the 30% rule I have another worry. I worry that the new owners will request additional variances to build closer to the lot line or request a variance to extend the foot print of the new homes to larger than the current code of 30% of the lot. There are many examples in the downtown area of new homes being allowed to be built that cover 70-90% of the lot. One example of this issue is at 841 Merritt Street. It is a brand new structure that was completed last summer, and it looks as if it covers 60-70% of the lot. The house at 841 Merritt St is the same zone district as this requested variance. I did not receive notification of a variance request for that house to go above the 30% rule in the code. I believe the 30% rule is in place to maintain the character of Old Town and to include space for a yard & privacy for each homeowner. The variances that the City is approving has begun a trend of huge and very tall homes, that in many cases take up almost the entire lot, and tower over their neighbors' homes and infringe on their neighbor's rights and privacy. Another example of adversely impacting the adjacent property owner is at 303 9th St. I am not sure how that house was approved because its footprint takes up almost the entire lot, not the stated 30% ratio of the property as listed in the Development Code. I am incensed that my small historic cabin at 914 Merritt St, the very first house built in the Yahmonite Subdivision, will be towered over by houses that are modern in design and extreme in height. There is no reason to grant this variance because it does not conform to what the code states and it adversely impacts the legal conforming uses of adjacent properties.

If this variance is approved, I will never have privacy in my yard ever again, and that is the most treasured part of my lot. The large size of my lot affords me peace & quiet and well deserved privacy; but if this variance is approved it will take away all privacy and absolutely **adversely impact** the quality and value of my property.

The applicant Lists The Community Development Plan Policy SPA-1.2 as partial reasoning for this application. The applicant falsely characterizes this variance as "infill on vacant parcels, redevelopment of underutilized parcels…"

The lot at 825 Douglas Street is NOT underutilized and by no means is it a vacant parcel, it has a very large, usable house that needs work or a new house to be built, but it does not need "infill".
Douglas Street is already a very densely populated street with 8 houses on one side and 7 on the other and because of the steepness of the street it can be difficult to navigate in the winter. There are many families with children who travel by foot and bike on this street and the thought of adding another house, which includes more cars, people, and noise, is not a positive or safe addition. Douglas Street already has increased traffic because of a new connector road to Yahmonite St. Douglas does not need more traffic by adding an additional residence.

The application uses 719.D from the SS Area Community Plan as further reasoning for subdividing, stating that at one time they were 2 separate lots. But they have never been used as 2 separate lots and as separate lots they are "non-conforming" in today's code. The application states that "the proposed lots sizes are compatible and equal in size to adjacent lot and lots across the street. In reality the majority of the lots on Douglas Street are larger in size, 12 of the 15 lots on Douglas Street are large; only 3 current lots are the size being proposed in this variance and each of the smaller lots create infringements on the adjacent neighbors.

The existing small lots in the neighborhood have smaller homes, and of these smaller homes 2 are built to the lot line (826 & 828 Douglas) and one is **over** the lot line encroaching on their neighbors lot (837 Douglas); all are therefore "non-conforming" in today's code. Why would the city approve 2 more long thin lots that will be "non-conforming lots" in a neighborhood where the majority of the homes are on larger lots? The existing small lot

homes all have set-back issues and none have the privacy of the larger (& majority) lots on the Street.

The current lot dimension of 825 Douglas Street is 100'x 150'. This lot size is generous for one home but splitting it into 2- 50' x 75' lots will create 2 "non-conforming" very long thin lots. The current trend in home building is to build very large homes, not small homes as was the tradition in early Steamboat. When these lots were drawn, homes such as my 914 Merritt Street home (1013 sq ft) and my 838 Merritt Street home (2600 **total** sq ft. not footprint alone) was the norm. When our subdivision lot lines were drawn it was never imagined that a 5000+ sq ft home would be built on a small lot. There is no reason to change the existing lot structure at 825 Douglas and create new problems for the neighborhood.

I have first-hand experience with one of the 3 small lots on Douglas. My primary family home of 27 years @ 838 Merritt Street, the adjacent property to 826 Douglas St has sustained damage due to the close proximity to the lot line. My fence has been damaged or completely destroyed at least 8 times since I've owned my house due to heavy snow sliding from their roof onto my fence. I was forced to move my fence onto my property by over 5 feet to try to remedy the situation. But on heavy snow years that doesn't make a difference. I have been forced to give up my rights to my property because of the encroachment of the existing home at 826 Douglas. But that situation is beyond my control because both of the houses were built before I purchased my home.

This current situation is different because adverse consequences and property issues do NOT NEED to occur. This variance does not need to be approved. The few small lots on Douglas are very constrictive and they are not compatible with a neighborhood where the vast majority of lots are much larger and allow for privacy for all of the property owners. The larger lots give the neighborhood the "Old Town" charm and character that makes this area so wonderful to live in. The large lot sizes with spread out homes is what drew me to this neighborhood. The few small lots do not afford privacy for either the small lot owners or the adjacent owners. We do not need more of the small lots.

I feel that I am being "run over" and my objections are being ignored by this application process. A new owner *may be* approved to come into the neighborhood and drastically change the integrity of my property and drastically change the value and joy of my property that has been in my family for 13 years. My mother was the **2nd owner** of this cute 1936 log house at 914 Merritt street, and it may be drastically changed forever. This 1936 log cabin

deserves to have it's integrity preserved and with your help, I hope to do just that. We need to take care of the older houses in Steamboat, so residents and visitors can see what life was like in the "old days".

Policy SPA-1.2 IS MISCHARACTERIZED in this application as further reasoning for this variance. As stated below.

Policy SPA-1.2 "Promote infill, redevelopment, and affordable housing in Old Town, but new development should preserve Old Town's historical character. The city encourages infill on vacant parcels, redevelopment of underutilized parcels…."

There is no "infill" needed, there is a house on the lot currently. The new homes proposed in this application will not "preserve Old Town's historical character" as they will be of modern design, not historical.

Further on in that section of the application "meeting the need for unnecessary hardship or practical difficulty" is bogus. The existing house does not need to be replaced with 2 homes, it needs to be modified so it does not have a non-conforming duplex and can be transformed into a single family home again. It is the choice of the person/s who purchases the property if they want to maintain the existing home with modifications or tear it down and build a new home. But it is not compatible with the neighborhood to take a larger lot and separate it into 2 non-conforming sized lots and build 2 large homes that tower over the adjacent properties. The lot should remain as one large lot, as is the case with the overwhelming majority of properties on Douglas Street.

As for the Non-conforming setback reasoning, there are 5 other properties on Douglas Street that have non-conforming setbacks; no one is expecting them to tear their houses down to come into compliance. The adjacent property at 837 Douglas has "non-conforming setbacks" on both sides of the house and one side of the house is **on** the adjacent property owners lot!

As a side note, I purchased my personal home at 838 Merritt St, 27 years ago. Our home also sits on a double lot, the exact same size lot that is being proposed to be subdivided. When I purchased my home, my neighbor told me in no uncertain terms she would fight me if I ever tried to subdivide my lot. I never intended to, but I appreciated the warning just the same. I chose to fix up my existing log home in 2007 because I plan to live here the rest

of my life and because I appreciate the character of this neighborhood and I want to maintain the charm and historic character of "Old Town" Steamboat.

If this variance is approved, 2 very tall, very long homes will be built extremely close to our shared lot line and will tower over my property and other properties in the close vicinity. Long time owners in our neighborhood will lose our privacy, our rights and lower the value of our properties. It is completely unfair to disregard the rights of the existing owners to accommodate a new owner who wants to change the character of this historic neighborhood.

There is one last point I would like to point out. Our shared lot line has huge established Willows that were planted in 1936 and… that I plan to keep. My mother spent considerable money thinning and trimming these amazing trees when she purchased the house in 2005. They give shared privacy to each of our lots. If 2 lots are approved on the adjacent property these trees may be at risk and as I said before, I plan to keep them. They are older than all of us!

Furthermore, I believe that most of the neighbors in this neighborhood would like to maintain its charm and not begin a trend of tightly packed very tall homes. This neighborhood has primarily long-time owners who have maintained the integrity of the older original homes (and added on in some cases). I am very worried that variances such as this request will change the character of the neighborhood and certainly not for the better.

I urge you to reconsider your decision to approve this variance. One home is much better suited to the lot, the street, the neighborhood and to the character of "Old Town".

I respectfully request that you take the neighbors input into consideration and not approve this variance.

Thank you for your time on Monday and your time reading my letter.

Sincerely,

Caroline Fisher

914 Merritt Street and 838 Merritt St;

970-846-4240 caroline@ssfoodtours.com

RACHEL BELLIS/HARV HOLTZMAN

932 MERRITT STREET

STEAMBOAT SPRINGS, CO 80487

970.879.5750 | rachel.bellis2018@gmail.com

February 28, 2018

Bob Keenan
AICP, CFM-Senior Planner
City Planning and Community Development Dept.
124 10th Street
Steamboat Springs, CO
bkeenan@steamboatsprings.net

RE: OPPOSING FMNV-18-01 Yahmonite Add to SS B4 L9-10

Dear Bob Keenan:

Thank you for returning our call about this development application for 825 Douglas Street and for putting us in touch with the applicant's representative, Michael DeJong. We **oppose the application** and submit the following comments:

1. The variance does not meet the general criteria for approval outlined at 719.D.1.

We are long-time adjacent property owners/residents who will be adversely impacted by the proposed variance and redevelopment plan. The applicant has not accurately assessed the impacts of the proposed variance and has not agreed to mitigate those impacts.

The application seeks a "minor variance" to divide the single lot at 825 Douglas into two building lots for redevelopment and sale, and to replace the current single-family residence located at the front of the single lot with two new residences on narrow lots that run east to west, from street to alley. The applicant's representative describes the proposed new residences as "modern," possibly two-story homes.

Our one-story home is across the alley and slightly downhill from the proposed residences. The proposed residences will look down onto our master bedroom suite and the private deck just outside it—all recently remodeled to afford us greater privacy—and into our back yard which is a quiet haven away from the traffic on Merritt Street. Two massive and tall new residences uphill from our property and in close proximity to home, on narrow lots, will cause adverse impacts to our property. Those residences will reduce our privacy inside and outside our home, and they will more than double the noise, light, and activity immediately around it.

Two new residences abutting the alley will also increase use and traffic on the alley. The alley is in effect a dead-end electric utility easement running north from Merritt Street directly next to our home—just feet away from the two bedrooms on the east side of our home—and ending in the back yards to our north. It is neither paved nor plowed, and it is not suited for parking or driveway access to proposed new residences. Any development proposal that leads to regular use of the alley will reduce our privacy and adversely impact our use and enjoyment of our property.

2. <u>The variance is not compatible with the preferred direction and policies outlined in the Community Plan and so does not satisfy 719.D.2.</u>

The proposed variance is not compatible with the character of the neighborhood. There are 15 single-family lots on Douglas Street. Only 3 of those 15 lots is "compatible" with the deep, narrow, street-to-alley lot-size proposed by the development application,

The neighborhood on Douglas is actually characterized by its 12 larger lots, including the larger lot at 825. A plan that replaces a larger lot with two deep/narrow lots as proposed permanently degrades the character of the neighborhood.

"Modern" construction is also not compatible with the eclectic character of the neighborhood. In fact, the gateway to the neighborhood on Douglas Street is flanked by two classic low-slung log houses likely built in the 1930's. Both (at 914 Merritt and 838 Merritt) have been upgraded and improved by their owner in recent years, but the historic and traditional character of those homes is intact. These log houses are immediately south and southeast of 825 Douglas.

914 Merritt is a significant property. The small log house, which sits on the southwest edge of the large lot, is the one-story cabin built in the 1930's by the family that brought electric power to the neighborhood. Substantial renovations completed just this summer have only enhanced the historic and traditional character of that little house.

This little house sits immediately adjacent to and downhill from 825 Douglas, There is nothing "compatible" about a development plan that would permit a "modern" two-story home to be built on a narrow lot directly uphill from, and looking directly down into, the small, historic log cabin below. The plan is jarringly incompatible in scale with the character of its closest neighbor.

One need only look a few blocks away to the corner of 9th and Pine for an example of jarring incompatibility. There is a new, modern home that completely fills the small, non-conforming lot and towers over the 100-year-old two-story house next door at 303 Ninth Street. The new construction lacks any connection to the scale and style of the surrounding neighborhood.

The scale of that new construction and its proximity to the older home at 303 9th Street presents significant problems. The expansive second floor deck of the new home looms over the second floor of the older home next door, providing occupants of the new house unobstructed views into both interior and exterior living spaces of the older house and depriving those residents of all privacy and quiet enjoyment of the home where they have lived for more than 30 years. The new construction never should have been approved.

The proposed variance does not satisfy the Community Plan's "infill" policy because this is not an infill situation. There is no vacant parcel—there is one large lot with an existing large structure.

The proposed variance is inconsistent with the Community Plan because it will adversely impact the safety of those who live in or travel through the neighborhood. The proposal will increase density near the bottom of a hill where Douglas meets Merritt Street. This increased density will add to traffic and pedestrian safety issues at or near the intersection of Merritt and Douglas. The recent extension of Thornburg Street has brought more traffic onto Douglas as families and kids and dogs make their way (on foot or by bicycle, scooter, or car) from the Uncochief Circle neighborhood to Soda Creek Elementary.

3. The variance application makes no claim for "unnecessary hardship" or practical difficulty, and so does not satisfy 719.D.3.a.

4. The variance application does not meet the criteria for an "acceptable alternative" under 719.D.3.b.iii.

The application asserts (without citing findings) that the structure as it exists at 825 Douglas is "in violation of" current zoning code standards for RN-2, and that this is best remedied by dividing the property and building two structures. Those proposed structures will sit on two narrow nonconforming lots

- that will be still be larger than what is allowable under the Area Plan's policy for lot sizes in the Old Town planning area,
- that will not be compatible with the large-lot character of the existing residential neighborhood.

The proposed structures themselves

- will not conform to the style and scale of the existing homes nearest to it and throughout the neighborhood,
- will adversely impact legal conforming uses of the neighbors' adjacent properties,
- will increase residential density at a location which, predictably, will adversely impact neighborhood safety.

Given these problems, allowing the creation of two undersized lots to develop two "modern" homes in place of the single existing structure does not satisfy 719.D.3.b.iii's requirement that "the application of other code standards, purposes, or intents will be improved by varying the standard."

We have lived across the alley and just down from 825 Douglas since 1989. 825 Douglas is a quirky property, but that is the essential character of Old Town and its neighborhoods. The Community Development Code makes allowance for these quirks.

If the structure at 825 Douglas is a nonconforming structure, the Community Development Code Ch. 26, part 104 makes allowance for such structures and permits their renovation. Division of this lot into two narrow nonconforming lots is grossly inconsistent with the Community Development Code and creates more problems than it solves.

We therefore **strongly oppose** the applicant's requested variance to lot size at 825 Douglas that would allow the applicant to legally recognize lots 9 and 10 as separate for purposes of redevelopment and sale.

Sincerely,

RACHEL BELLIS/HARV HOLTZMAN
rachel.bellis2018@gmail.com

Attachment 4

City of Steamboat Springs – Vicinity Map

*Lot area taken from the Routt County Assessor

Written Interpretations-2018

This document contains the official Written Interpretations for the Community Development Code (CDC). It is the intention that all Written Interpretations will be incorporated into the CDC in a regular and timely fashion. Codified Written Interpretations are not included on this list and can be found in the CDC.

WI#	DATE	GENERAL TOPIC	SPECIFIC CODE REFERENCE	INTERPRETATION	CODIFIED?
WI-18-01	2/15/2018	Minor Variance Applicability	719.B.2.1	A Final Plat is not required for a Minor Variance to an existing lot when the Minor Variance does not change the size or configuration of the lot.	
WI-18-01	2/15/2018	Variance Term and Effect of Approval	719.F	In the case of a Minor Variance that is exempt from filing a Final Plat, the applicant shall record the Minor Variance approval letter at the Routt County Clerk and Recorder's Office within three years from the date of director's approval.	

Director's Signature: _____ Dated: 2-15-18

Attachment 6

April 3, 2018

TO: Tyler Gibbs and Bob Keenan

In response to the Appeal on 825 Douglas– we would like to add these comments as well as the updated Survey:

1. As per the highlights in the appeal below, almost every paragraph references tall, modern, large or long houses. No drawings or architectural plans have been started on 825 Douglas so this is pure speculation on size or shape. If a single house were to be built on this lot, or any house **on any lot in the neighborhood**, they could be the same or worse. The only known fact is the houses will be "new build" construction, which tends to be more modern than an older house.
2. The appeal makes mention of the neighborhood being mostly "larger lots". As per our original narrative the lot adjacent, as well as 2 lots across the street will be smaller than the proposed lots after they are sub-divided. There are many examples of smaller or similar sized lots in the neighborhood including one across the alley on Merritt Street; owned by one of the one of the owners appealing below.
3. The lots were originally 2 legal conforming lots before the change in code. Attached is the updated Survey with 2 separate legal descriptions of both lots. This fact also refutes the assertion that these 2 lots would be substantially smaller than the lots in the neighborhood. The original plat (with 2 separate lots) was well within the norm for existing pattern, scale or massing for Old Town.
4. Mention is made below about degrading of values, adverse affects as well as privacy concerns. We fully anticipate the opposite. It is common real estate knowledge that nicer houses will increase the value of the neighborhood. We believe the two proposed houses will highly likely be occupied by primary residents. Primary residents are better for the neighborhood in terms of privacy, value or any adverse effects experienced by multiple long-term renters (current use) or nightly rentals on VRBO.

March 9, 2018

Caroline Fisher
914 Merritt St and 838 Merritt St
(purchased current residence in 1991; 27 year resident and homeowner)
Steamboat Springs, CO 80487
caroline@ssfoodtours.com

Harv Holtzman & Rachel Bellis
(purchased current residence in 1989; 29 year residents and homeowners)
932 Merritt St
Steamboat Springs, CO 80487
Rachel.bellis2018@gmail.com

Happy and Arne Stemstrud
(purchased residence in 2000; but has lived in the house since 1994; 25 year residents and 18 year homeowners)
820 Yahmonite St
Steamboat Springs, CO 80487
happystemsrud@comcast.net

Clay and Susan Ogden
(purchased current residence in 1989; 29 year residents and homeowners)
849 Douglas St
Steamboat Springs, CO 80487
clay@ogdencentral.com

Tyler Gibbs
City Planning and Community Development Department
124 10th St
Steamboat Springs, CO 80477

SUBJECT:
Appeal of Administrative Approval for "Minor Variance" application FMNV-18-01
Yahmonite Addition to SS B4 L9-10

To Tyler Gibbs,

We, as adjoining property owners and full-time residents, to the proposed variance lot are formally appealing your administrative approval of a "Minor Variance" to subdivide 825 Douglas Street into two separate buildable lots. (729 Appeal of Decision in Community
Development Code- 729.A a.b. CDC) and we firmly oppose any future applications for similar Variances.

While the neighborhood is in agreement that the existing house at 825 Douglas Street is in need of major renovation or demolition, we do not feel that 2 very tall, large, modern houses should be built in its place. Below are the reasons why this Variance goes against the Community Development Code (CDC) and the Steamboat Springs Community Area Plan.

***** Below are quoted sections from the CDC and Steamboat Springs Community Area Plan (in italics) and responses (in block) to each section.**

719 VARIANCE (CDC)

719.A Purpose

1. The purpose of the Variance process is to allow for variations and alternatives to the standards in this CDC when an equal or better alternative is proposed, ***or*** *a hardship or difficulty exists.*

2. 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.

Response: The Applicant is not proposing an equal or better alternative.

Two new houses, is not an equal or better alternative to replacing the one existing house with one new house.
An equal or better alternative would be ONE new house replacing the current-existing house, or major renovation to the current-existing house.

Furthermore, the Applicant claims a hardship or difficulty exists on this lot that necessitates this Variance. There is no necessity to split this lot in two to rectify the hardship, and it fails to explain how the hardship came to be.

The application for Variance states "unnecessary hardship or practical difficulty", as a reason for granting the Variance. But it fails to explain that the existing property is in violation of the following code standards of the CDC for RN-2 because of <u>past actions of the current owner.</u>

Applicant's Response on Variance Application claims: "The existing property is in violation of the following code standards of the CDC for RN-2

- **Non conforming duplex**
- **Non conforming setbacks**
- **Non conforming structure."**

The non conforming duplex was created by <u>the current owner</u>, Bryan Bassett. The house was originally a single family home, and the <u>current owner</u> renovated it into its current 'non conforming' state so that he could rent it out as two units and make more money. If you notice in the section below taken from the Community Development Code (CDC) 719.D 3.a , an Applicant cannot claim "unnecessary hardship" if the unnecessary hardship is a result of the actions of the property owner or Applicant. (see below- 719.D3.a.) There is no unnecessary hardship that necessitates building two new houses where one house currently exists. One new home can be constructed on the existing lot without granting a Variance.

CDC- 719.D 3.a & b

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

    a. *Unnecessary Hardship or Practical Difficulty*
        i. *Major Variance*
        The special circumstance of the subject property make the strict application of the standard an unnecessary hardship to the applicant, and the special circumstance ***<u>are not the result of actions of the property owner or applicant.</u>***
        ii. *Minor Variance*

The proposed variation is of a technical nature and is required to compensate for some practical difficult or unusual feature of the site or the proposed development that is not shared by landowners in general.

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.

Response: This proposed Variance does not satisfy any of the above criteria.

- **It is not equal to or better than the code standard of one house on the current lot.**
- **The Purpose and intent of the code standard is <u>to maintain the historic nature, character and identity of the existing residential neighborhoods 'compatible in character and scale with the surrounding neighborhoods in Old Town'</u>. This Variance will create the opposite effect if it allows 2 very tall, modern houses to be built where one currently exists and where the surrounding houses are historic and of a much smaller scale. It will not achieve the purpose & intent of the code.**

The majority of the surrounding houses were constructed between 1936-1950 and a majority have been renovated or upgraded, in keeping with their original design, in the last 10 years. All of the surrounding property owners are long time permanent residents who will be extremely and adversely impacted by this decision.

719.D General Criteria for Approval

The following general criteria for approval shall apply to all Variance applications that are not reviewed in accordance with the alternative criteria for waterbody setback variances in Section 719.E. When these general criteria for approval are applicable, Variances may be approved upon a finding that the following criteria are met

1. The variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impact of the proposed Variance and has agreed to mitigate those impacts.

Response: This Variance adversely impacts many neighbors "legal conforming uses of adjacent property". This variance will necessitate the

building of two very tall, long homes that will block views, take away privacy and adversely affect the historic character of the neighborhood. One large house, as occupies the lot currently, has the opportunity to take full advantage of the lot and have more options for house placement and architectural style and design, rather than the very limited style and design of two long, thin, tall, rectangular houses that would tower over all properties around and below.

719.D

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

Response: The Community Plan specifically states that new development should preserve Old Town's historical character and that "infill and redevelopment of parcels in all parts of Old Town should be contextually compatible with the scale and massing of existing development". Allowing two very tall, long, modern (per Applicant's realtor) homes to be built next to some of the oldest homes in the entire subdivision is not in keeping with the historical character of this neighborhood or the SS Community Plan. None of the existing homes in the neighborhood is of the height, scale, massing or style of the proposed development. The design of the new proposed homes would be limited and restricted by the lot size.

The Applicant incorrectly cites the Steamboat Springs Community Plan stating that the city encourages infill. The city encourages infill on vacant parcels and redevelopment of underutilized parcels. See Below:

Old Town Planning Area Goals and Policies:
Goal SPA-1: Steamboat Springs will maintain and improve the historic character of Old Town.

Rationale
The community continues to value maintaining the Old Town as the heart of the community and conserving the character – of both the residential and the commercial districts.

- *Retain Old Town as the heart of the community;*
- *Promote infill development on commercial streets;*

Policy SPA-1.2: Promote infill, redevelopment, and affordable housing in Old Town, but new development should preserve Old Town's historical character.
The city encourages infill on vacant parcels, redevelopment of underutilized parcels, and development of new affordable housing units in the Old Town commercial area

and new residential units in Old Town residential area. Infill and redevelopment of parcels in all parts of Old Town should be contextually compatible with the scale and massing of existing development. Historic preservation survey documentation should be used as a tool in zoning, development approvals, and public works considerations for properties that are adjacent to contributing features.

Strategy SPA- 1.2(a) Develop Contextual Design Standards for Old Town – Develop contextual design standards that are a means of allowing new development to conform to the existing pattern and scale in Old Town. Consider incorporating Historic Preservation Guideline construction in Old Town.

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

Rationale

"Infill means the development of new housing or other buildings on scattered vacant sites in a built-up area. Redevelopment means the replacement or reconstruction of buildings that are in substandard physical condition, or that do not make effective use of the land on which they are located."

"If properly designed, infill and redevelopment can serve an important role in achieving quality mixed-use neighborhoods. In addition, appropriate, carefully crafted redevelopment and infill can complement existing stable neighborhoods to keep the city dynamic, competitive, and economically viable in the marketplace. Appropriate change and activity can provide useful improvements while meeting new needs and challenges."

"While infill and redevelopment is desirable in the community, the stability of older neighborhoods may be threatened if the community does not develop infill standards to ensure compatibility and if the community does not continue to support public improvements in these areas."

Response: Technically this variance should be for "redevelopment" because there is an existing house that covers both lots in the Application. 825 Douglas has never been recognized as two lots, as there has never been two houses built there. This lot has always had one house on it and should continue in this tradition.

As two lots they are non-conforming in today's code and while the Variance being requested is less than 20% it still does not meet the standard of "infill on vacant lots" as there is a large home currently set across both lots. This should not be characterized as infill of a "vacant" lot, it should be characterized as "redevelopment" or the "replacement or reconstruction of buildings that are in substandard physical condition, or that do not make effective use of the land on which they are located".

Subdividing this lot will not "compliment" the existing stable neighborhood. This neighborhood is characterized primarily by larger lots, as the lot currently is.
12 of 15 lots on Douglas Street are large lots.

The Application uses 719.D from the SS Area Community Plan as reasoning for subdividing, stating that at one time they were two separate lots. But 825 Douglas St has never been used as two separate lots, and as two separate lots they are "non-conforming" in today's code.

The Application states that "the proposed lots sizes are compatible and equal in size to adjacent lot and lots across the street." In reality, the majority of lots on Douglas Street are large in size. 12 of the 15 lots on Douglas Street are large, only three current lots are the size being proposed in this Variance. Each of the smaller lots have homes built on them that create infringements on their adjacent neighbors. We assume all of the three smaller lot homes were built before the city had set-back rules.

Furthermore, the existing small lots in the neighborhood all have smaller homes on them, none are the scale that this Variance would allow. Of these smaller homes, on the smaller lots, two are built to the lot line (826 & 828 Douglas) and one is over the lot line, encroaching on their neighbors lot (837 Douglas). All of the current small lot homes are therefore "non-conforming" in today's code.

Why would the City approve two more long thin "non-conforming" lots in a neighborhood where the majority of the lots are large with no "non-conforming" issues. These small lots are extremely limiting and do not fit in with the neighborhood. The existing small lot homes all have set-back issues and none have the privacy of the larger (and majority) lots on the Street. Approving two more "non-conforming" lots is an ill-advised decision.

Also, the SS Community Plan clearly states that new development should "conform to the existing pattern and scale in Old Town. Consider incorporating Historic Preservation Guideline construction in Old Town." This proposed development is completely at odds with the Community Area Plan, as the Applicant intends to build modern homes on the lots if granted the Variance. "The stability of older neighborhoods may be threatened if the

community does not develop infill standard to ensure compatibility". This proposed Variance (and development) threatens this well-established Old Town neighborhood. Two modern, tall, thin houses built next to 1930's & 1940's log and wood framed houses will not "ensure compatibility."

There are several examples in Old Town (9th St @ Pine) and in Fairview where variances have been allowed that are not compatible with the surrounding neighborhood homes. We are extremely concerned that if this Variance is granted our well preserved historic neighborhood will be changed forever, and certainly NOT for the better.

Furthermore, infill is specifically slated for Old Town commercial, and not for Old Town residential, see below.

Policy LU-2.1: Infill and redevelopment will occur in appropriate locations, as designated by the city.
Support intensification of land uses on appropriate infill and redevelopment sites in the following areas:

- *Old Town commercial*
- *US 40/Elk River Road intersection;*
- *Fish Creek / US 40 / Pine Grove Road intersections;*
- *Angler's Drive/US 40*
- *Ski base area*

Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhood.
Appropriate types of infill include the addition of new dwellings or businesses on vacant lots, dwelling units added to existing houses, neighborhood related non-residential development and second-story residential development over businesses.

Policy LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods.
This plan does not propose significant changes to the character of existing residential developments. Changes should be carefully planned and will result from initiative and cooperation by residents or from a specific neighborhood plan.
Strategy LU-3.1 (a): Continue to Enhance Older Neighborhoods- Continue to enhance the quality of older neighborhoods (e.g., Old Town) by improving public facilities, such as streets and sidewalks, and by preserving trees (see Community Design and Image charter).

Response:

Policy LU-3.1 speaks for itself. The proposed Variance and development will not maintain and enhance the character and identity of our existing AND HISTORIC residential neighborhood.

721 PLANNED UNIT DEVELOPMENT (CDC)

721.c Criteria for Approval

A Planned Unit Development (PUD) shall be approved upon a finding that the following criteria are met:

1. *The proposed development cannot be accommodated with the current zoning of the property or any other City zone district.*
2. *The Planned Unit Development shall meet at least one of the following:*
    a. *The PUD addresses a community need as described in the Community Plan; or*
    b. *The development site had 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. *The PUD will preserve valued environmental, cultural, or scenic resource lands or view corridors, minimize the disturbance of natural hazard areas; or*
    d. *increase the amount of functional open space within the development, or create functional public spaces; or*
    e. *The PUD is necessary to protect and preserve the character of a historic structure or historic district; or*
    f. *The proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful phased development; or*
    g. *The PUD allows for creativity in the development process, use of land, or use of related physical facilities to produce a superior outcome as described in section 721.C.6; or*
    h. *The PUD is necessary to respond to a changed condition where the current zone map or standard zone district do not meet the needs of the lot owner or community for this particular site.*

Response: This PUD does not meet <u>any</u> of the above criteria in a-h. In all cases it is diametrically opposed to every one of the Criteria.

It is not necessary to subdivide this lot in order to build a new home. It is egregious and not in keeping with the "context and character" of this historic neighborhood where the majority of lots are large, or the same size as this lot currently is, without a Variance.

Continuing with CDC 721.C.3 (Criteria for Approval):

3. *The type, height, massing, appearance, and intensity of development permitted by a PUD is compatible with surrounding zone districts, land uses, and neighborhood context and character, and the PUD will result in a logical and orderly development pattern within the community.*
4. *The PUD shall substantially further the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.*
5. *The PUD shall minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*
6. *In return for flexibility in zoning, development permit by the PUD shall provide significant community enhancement not achievable through application of a standard zone district.*
7. *The Planned Unit Development shall provide an outcome superior in terms of community enhancement than would be achievable with the current zoning of the property or any other City zone district and is not being used solely as a means to enhance a development's economic feasibility.*

Response: As to each item above, this Variance & PUD go against the Criteria for Approval:

3. **The size and intensity of the new homes will be large, tall & thin AND they are proposed to be modern, not compatible to the surrounding area.**
4. **Large, modern, tall, homes do not further the directions in the community plan, where maintaining the historic integrity of the neighborhoods, especially in Old Town, are of primary significance.**
5. **The PUD will not minimize adverse impacts to the natural environment. It will severely impact the large trees on the lot line between lots 10 & 11 (914 Merritt St & 825 Douglas lot line). The trees will be in danger of disruption and degradation, or worse cut down to accommodate this proposed development.**
6. **This development will not enhance the historic neighborhood with 2 high density, modern, tall houses.**
7. **This Variance and future development of 2 homes is not superior to re-building 1 house on the current lot. It is an inferior design that is not necessary and IS BEING USED SOLELY AS A MEANS TO ENHANCE THE DEVELOPMENT'S ECONOMIC FEASIBILILTY. ECONOMIC FEASIBILITY IS THE SOLE REASON FOR THIS VARIANCE AND PUD.**

If this Variance is approved it will be counter to all of the Criteria for Approval.

The intended buyer of 825 Douglas St is purchasing this property SOLELY for speculation. Bruce Caplowe is purchasing this lot to redevelop and sell the new houses he intends to build. With the limited lot size, he will have no ability to preserve the integrity and character of the neighborhood

that we, as longtime current residents, are striving to maintain and enhance.

We all have substantial investment in the purchase and upgrading of our properties and homes. If this Variance is approved, it will degrade and adversely affect our historic neighborhood in general, and our individual properties specifically. The new houses will block our views and take away our privacy. It will in no way enhance our neighborhood.

To sum up our appeal for this Variance request:

To grant this Variance request would go against everything the Steamboat Springs Community Area Plan stands for in Old Town. It does not preserve or enhance the historic integrity, character, scale or massing of the well-established Old Town neighborhood where it is being proposed.
It will adversely affect the adjacent owners and their legal uses of their properties, encroaching on privacy and rights.
It will degrade one of the historic neighborhoods that Steamboat, as a Community, has shown is a priority to enhance and maintain.
The reasons being cited for granting this variance are not substantiated by the CDC, The SS Community Area Plan, or the PUD codes in any way. When the City Planning Department grants Variances that are counter to our CDC and Community Area Plan it is more than disheartening, it is an abuse of their authority.

We respectfully request that you join us as we strive to protect our homes, community and historic neighborhood, and deny the request for the Variance at 825 Douglas Street. This is a decision that will irreparably harm our neighborhood forever.

Thank you for your consideration,

Caroline Fisher, Harv Holtzman, Rachel Bellis, Arne and Happy Stemsrud, Clay and Susan Ogden

Attachment 7

April 3, 2018

TO: Tyler Gibbs and Bob Keenan

In response to the Appeal on 825 Douglas– we would like to add these comments as well as the updated Survey:

1. As per the highlights in the appeal below, almost every paragraph references tall, modern, large or long houses. No drawings or architectural plans have been started on 825 Douglas so this is pure speculation on size or shape. If a single house were to be built on this lot, or any house **on any lot in the neighborhood**, they could be the same or worse. The only known fact is the houses will be "new build" construction, which tends to be more modern than an older house.
2. The appeal makes mention of the neighborhood being mostly "larger lots". As per our original narrative the lot adjacent, as well as 2 lots across the street will be smaller than the proposed lots after they are sub-divided. There are many examples of smaller or similar sized lots in the neighborhood including one across the alley on Merritt Street; owned by one of the one of the owners appealing below.
3. The lots were originally 2 legal conforming lots before the change in code. Attached is the updated Survey with 2 separate legal descriptions of both lots. This fact also refutes the assertion that these 2 lots would be substantially smaller than the lots in the neighborhood. The original plat (with 2 separate lots) was well within the norm for existing pattern, scale or massing for Old Town.
4. Mention is made below about degrading of values, adverse affects as well as privacy concerns. We fully anticipate the opposite. It is common real estate knowledge that nicer houses will increase the value of the neighborhood. We believe the two proposed houses will highly likely be occupied by primary residents. Primary residents are better for the neighborhood in terms of privacy, value or any adverse effects experienced by multiple long-term renters (current use) or nightly rentals on VRBO.

March 9, 2018

Caroline Fisher
914 Merritt St and 838 Merritt St
(purchased current residence in 1991; 27 year resident and homeowner)
Steamboat Springs, CO 80487
caroline@ssfoodtours.com

Harv Holtzman & Rachel Bellis
(purchased current residence in 1989; 29 year residents and homeowners)
932 Merritt St
Steamboat Springs, CO 80487
Rachel.bellis2018@gmail.com

Happy and Arne Stemstrud
(purchased residence in 2000; but has lived in the house since 1994; 25 year residents and 18 year homeowners)
820 Yahmonite St
Steamboat Springs, CO 80487
happystemsrud@comcast.net

Clay and Susan Ogden
(purchased current residence in 1989; 29 year residents and homeowners)
849 Douglas St
Steamboat Springs, CO 80487
clay@ogdencentral.com

Tyler Gibbs
City Planning and Community Development Department
124 10th St
Steamboat Springs, CO 80477

SUBJECT:
Appeal of Administrative Approval for "Minor Variance" application FMNV-18-01
Yahmonite Addition to SS B4 L9-10

To Tyler Gibbs,

We, as adjoining property owners and full-time residents, to the proposed variance lot are formally appealing your administrative approval of a "Minor Variance" to subdivide 825 Douglas Street into two separate buildable lots. (729 Appeal of Decision in Community
Development Code- 729.A a.b. CDC) and we firmly oppose any future applications for similar Variances.

While the neighborhood is in agreement that the existing house at 825 Douglas Street is in need of major renovation or demolition, we do not feel that 2 very tall, large, modern houses should be built in its place. Below are the reasons why this Variance goes against the Community Development Code (CDC) and the Steamboat Springs Community Area Plan.

***** Below are quoted sections from the CDC and Steamboat Springs Community Area Plan (in italics) and responses (in block) to each section.**

719 VARIANCE (CDC)

719.A Purpose

1. The purpose of the Variance process is to allow for variations and alternatives to the standards in this CDC when an equal or better alternative is proposed, ***or*** *a hardship or difficulty exists.*

2. 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.

Response: The Applicant is not proposing an equal or better alternative.

Two new houses, is not an equal or better alternative to replacing the one existing house with one new house.
An equal or better alternative would be ONE new house replacing the current-existing house, or major renovation to the current-existing house.

Furthermore, the Applicant claims a hardship or difficulty exists on this lot that necessitates this Variance. There is no necessity to split this lot in two to rectify the hardship, and it fails to explain how the hardship came to be.

The application for Variance states "unnecessary hardship or practical difficulty", as a reason for granting the Variance. But it fails to explain that the existing property is in violation of the following code standards of the CDC for RN-2 because of <u>past actions of the current owner.</u>

Applicant's Response on Variance Application claims: "The existing property is in violation of the following code standards of the CDC for RN-2

- **Non conforming duplex**
- **Non conforming setbacks**
- **Non conforming structure."**

The non conforming duplex was created by <u>the current owner</u>, Bryan Bassett. The house was originally a single family home, and the <u>current owner</u> renovated it into its current 'non conforming' state so that he could rent it out as two units and make more money. If you notice in the section below taken from the Community Development Code (CDC) 719.D 3.a , an Applicant cannot claim "unnecessary hardship" if the unnecessary hardship is a result of the actions of the property owner or Applicant. (see below- 719.D3.a.) There is no unnecessary hardship that necessitates building two new houses where one house currently exists. One new home can be constructed on the existing lot without granting a Variance.

CDC- 719.D 3.a & b

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

    a. *Unnecessary Hardship or Practical Difficulty*
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The proposed variation is of a technical nature and is required to compensate for some practical difficult or unusual feature of the site or the proposed development that is not shared by landowners in general.

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

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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.

Response: This proposed Variance does not satisfy any of the above criteria.

- **It is not equal to or better than the code standard of one house on the current lot.**
- **The Purpose and intent of the code standard is <u>to maintain the historic nature, character and identity of the existing residential neighborhoods 'compatible in character and scale with the surrounding neighborhoods in Old Town'</u>. This Variance will create the opposite effect if it allows 2 very tall, modern houses to be built where one currently exists and where the surrounding houses are historic and of a much smaller scale. It will not achieve the purpose & intent of the code.**

The majority of the surrounding houses were constructed between 1936-1950 and a majority have been renovated or upgraded, in keeping with their original design, in the last 10 years. All of the surrounding property owners are long time permanent residents who will be extremely and adversely impacted by this decision.

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Response: This Variance adversely impacts many neighbors "legal conforming uses of adjacent property". This variance will necessitate the

building of two very tall, long homes that will block views, take away privacy and adversely affect the historic character of the neighborhood. One large house, as occupies the lot currently, has the opportunity to take full advantage of the lot and have more options for house placement and architectural style and design, rather than the very limited style and design of two long, thin, tall, rectangular houses that would tower over all properties around and below.

719.D

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- *US 40/Elk River Road intersection;*
- *Fish Creek / US 40 / Pine Grove Road intersections;*
- *Angler's Drive/US 40*
- *Ski base area*

Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhood.
Appropriate types of infill include the addition of new dwellings or businesses on vacant lots, dwelling units added to existing houses, neighborhood related non-residential development and second-story residential development over businesses.

Policy LU-3.1: New development will maintain and enhance the character and identity of existing residential neighborhoods.
This plan does not propose significant changes to the character of existing residential developments. Changes should be carefully planned and will result from initiative and cooperation by residents or from a specific neighborhood plan.
Strategy LU-3.1 (a): Continue to Enhance Older Neighborhoods- Continue to enhance the quality of older neighborhoods (e.g., Old Town) by improving public facilities, such as streets and sidewalks, and by preserving trees (see Community Design and Image charter).

Response:

Policy LU-3.1 speaks for itself. The proposed Variance and development will not maintain and enhance the character and identity of our existing AND HISTORIC residential neighborhood.

721 PLANNED UNIT DEVELOPMENT (CDC)

721.c Criteria for Approval

A Planned Unit Development (PUD) shall be approved upon a finding that the following criteria are met:

1. *The proposed development cannot be accommodated with the current zoning of the property or any other City zone district.*
2. *The Planned Unit Development shall meet at least one of the following:*
    a. *The PUD addresses a community need as described in the Community Plan; or*
    b. *The development site had 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. *The PUD will preserve valued environmental, cultural, or scenic resource lands or view corridors, minimize the disturbance of natural hazard areas; or*
    d. *increase the amount of functional open space within the development, or create functional public spaces; or*
    e. *The PUD is necessary to protect and preserve the character of a historic structure or historic district; or*
    f. *The proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful phased development; or*
    g. *The PUD allows for creativity in the development process, use of land, or use of related physical facilities to produce a superior outcome as described in section 721.C.6; or*
    h. *The PUD is necessary to respond to a changed condition where the current zone map or standard zone district do not meet the needs of the lot owner or community for this particular site.*

Response: This PUD does not meet <u>any</u> of the above criteria in a-h. In all cases it is diametrically opposed to every one of the Criteria.

It is not necessary to subdivide this lot in order to build a new home. It is egregious and not in keeping with the "context and character" of this historic neighborhood where the majority of lots are large, or the same size as this lot currently is, without a Variance.

Continuing with CDC 721.C.3 (Criteria for Approval):

3. *The type, height, massing, appearance, and intensity of development permitted by a PUD is compatible with surrounding zone districts, land uses, and neighborhood context and character, and the PUD will result in a logical and orderly development pattern within the community.*
4. *The PUD shall substantially further the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.*
5. *The PUD shall minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*
6. *In return for flexibility in zoning, development permit by the PUD shall provide significant community enhancement not achievable through application of a standard zone district.*
7. *The Planned Unit Development shall provide an outcome superior in terms of community enhancement than would be achievable with the current zoning of the property or any other City zone district and is not being used solely as a means to enhance a development's economic feasibility.*

Response: As to each item above, this Variance & PUD go against the Criteria for Approval:

3. **The size and intensity of the new homes will be large, tall & thin AND they are proposed to be modern, not compatible to the surrounding area.**
4. **Large, modern, tall, homes do not further the directions in the community plan, where maintaining the historic integrity of the neighborhoods, especially in Old Town, are of primary significance.**
5. **The PUD will not minimize adverse impacts to the natural environment. It will severely impact the large trees on the lot line between lots 10 & 11 (914 Merritt St & 825 Douglas lot line). The trees will be in danger of disruption and degradation, or worse cut down to accommodate this proposed development.**
6. **This development will not enhance the historic neighborhood with 2 high density, modern, tall houses.**
7. **This Variance and future development of 2 homes is not superior to re-building 1 house on the current lot. It is an inferior design that is not necessary and IS BEING USED SOLELY AS A MEANS TO ENHANCE THE DEVELOPMENT'S ECONOMIC FEASIBILILTY. ECONOMIC FEASIBILITY IS THE SOLE REASON FOR THIS VARIANCE AND PUD.**

If this Variance is approved it will be counter to all of the Criteria for Approval.

The intended buyer of 825 Douglas St is purchasing this property SOLELY for speculation. Bruce Caplowe is purchasing this lot to redevelop and sell the new houses he intends to build. With the limited lot size, he will have no ability to preserve the integrity and character of the neighborhood

that we, as longtime current residents, are striving to maintain and enhance.

We all have substantial investment in the purchase and upgrading of our properties and homes. If this Variance is approved, it will degrade and adversely affect our historic neighborhood in general, and our individual properties specifically. The new houses will block our views and take away our privacy. It will in no way enhance our neighborhood.

To sum up our appeal for this Variance request:

To grant this Variance request would go against everything the Steamboat Springs Community Area Plan stands for in Old Town. It does not preserve or enhance the historic integrity, character, scale or massing of the well-established Old Town neighborhood where it is being proposed.
It will adversely affect the adjacent owners and their legal uses of their properties, encroaching on privacy and rights.
It will degrade one of the historic neighborhoods that Steamboat, as a Community, has shown is a priority to enhance and maintain.
The reasons being cited for granting this variance are not substantiated by the CDC, The SS Community Area Plan, or the PUD codes in any way. When the City Planning Department grants Variances that are counter to our CDC and Community Area Plan it is more than disheartening, it is an abuse of their authority.

We respectfully request that you join us as we strive to protect our homes, community and historic neighborhood, and deny the request for the Variance at 825 Douglas Street. This is a decision that will irreparably harm our neighborhood forever.

Thank you for your consideration,

Caroline Fisher, Harv Holtzman, Rachel Bellis, Arne and Happy Stemsrud, Clay and Susan Ogden

AGENDA ITEM # 7
PLANNING COMMISSION COMMUNICATION FORM

FROM: Rebecca D. Bessey, AICP, Principal Planner

THROUGH: Tyler Gibbs, AIA, Director of Planning & Community Development

DATE: April 12, 2018

ITEM: TXT-18-01: Minor Corrections and Revisions to CDC

PETITION: A text amendment to:

1) Correct errors in the following Sections:
   - 101.A, Violations
   - 200.C.1, Standard Zone Districts
   - 218.B, CY-1 Dimensional Standards
   - 409.D.1, Table 409-1 Snow Storage
   - 418.C, Retaining Wall Standards
   - 424.D, Parking and Access Standards for TND Building Types
   - 440.B, Applicability of Base Area Design Standards
   - 703.2, Table 703-1 Public Notice by Application Type
   - 714.A.2.b, Applicability of Minor Subdivision
   - 714.D, Term and Effect of Approval of Final Plat
   - 718.B, Applicability of Major Adjustment
   - 729.B, Procedures for Appeal of Decision
   - 802, Definitions of Terms

2) Make minor revisions in the following Sections:
   - 112.I.2, Economic and Regulatory Incentives for Historic Preservation
   - 302.K, Work/Live-Commercial Use Standards
   - 303.I, Work/Live-Industrial Use Standards
   - 435.C, Exemptions to Community Design Standards

APPLICANT: City of Steamboat Springs
Department of Planning and Community Development

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

CDC - Section 723.B: Criteria for approval. Text amendments to the CDC shall be evaluated and may be approved if one of the following criteria exist:					
		CONSISTENT			**NOTES**
		Yes	**No**	**NA**	
1	Compatible with the community plan.	☑			
2	Error or goal/objective.	☑			
3	Public health, safety, & welfare	☑			
Staff Finding: Staff finds that TXT-18-01: Minor corrections and CDC revisions amendment is consistent with the criteria for approval per CDC Section 723.B.					

II. BACKGROUND

The updated Community Development Code was adopted in November 2017 and became effective January 1, 2018. As expected, Staff has discovered several minor errors in the new CDC. These errors are summarized below. Proposed language corrections are detailed in Attachment 1.

1) Section 101.A.3: Clarified that failure to abide by approvals and permits is a violation of the CDC and subject to enforcement action.

2) Section 200.C.1: Corrected numbering error.

3) Section 218.B: Added language to Footnote 2 that was a unintentionally omitted.

4) Section 409.D.1: Eliminated confusing language in Footnote 2.

5) Section 418.C: Deleted erroneous reference to a Figure. Clarified that retaining walls may be permitted within utility easement with a revocable permit, consistent with past practice.

6) Section 424.D.7: Corrected spelling error.

7) Section 440.B: Added applicability language to Base Area Design Standards that was unintentionally omitted.

8) Section 703.2: Corrected public notice requirements for Minor Subdivisions.

9) Section 714.A.2.b: Clarified applicability language for Minor Subdivisions.

10) Section 714.D: Corrected approval language for Final Plats.

11) Section 718.B: Clarified applicability of Major Adjustments regarding duplex design standards, consistent with past practice.

12) Section 729.B: Clarified Appeal procedures.

13) Section 802: Corrected the definition of Deck to be consistent with the previous CDC and avoid unintended policy changes. Clarified language in the definition of Encroachment.

In addition to the errors noted above, Staff is proposing several minor revisions to policy and code language. The proposed amendments are detailed in Attachment 1.

1) Section 112.I.2: Eliminated rebate of tap fees as an economic incentive for historic preservation.

2) Section 302.K: Revised use standards for Work/Live-Commercial units to parallel use standards for multiple-family residential units in the CC and CS zone districts.

3) Section 303.I: Revised use standards for Work/Live-Industrial units to parallel use standards for multiple-family residential units in the Industrial zone district.

4) Section 435.C: Added an exemption from Community Design Standards for historic preservation projects, consistent with a Director's Written Interpretation.

III. CRITERIA FOR REVIEW AND APPROVAL

CDC Section 723. CDC Text Amendments

Criteria for approval. Text amendments to the CDC shall be evaluated and may be approved if one of the following criteria exist:

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

   Staff Analysis: Consistent: The proposed text amendment will improve the efficacy and clarity of the CDC which, as the implementation tool of the Community Plan, supports and is compatible with the Steamboat Springs Area Community Plan.

2. The proposed amendment will correct an error or will further a public goal or objective.

   Staff Analysis: Consistent: The text amendment will correct several errors in the CDC.

3. The proposed amendment is necessary to ensure public health, safety and welfare.

   Staff Analysis: Consistent: The proposed amendment will improve the efficacy and clarity of the CDC, leading to better customer service and improved health, safety, and welfare through a clear interpretation of the CDC.

IV. STAFF FINDINGS

Staff finds that TXT-18-01: Minor corrections and revisions amendment is consistent with the criteria for approval per CDC Section 723.B.

V. ATTACHMENTS

1) Proposed amendments

1) Amend Section 101.A, Violations, as follows:

101.A Violations

Failure to comply with the requirements of this CDC shall constitute a violation of the Steamboat Springs Municipal Code and such violation may be enforced as provided by this Article. Each day during which a violation continues shall be deemed a separate offense and violation. Enforcement action may be taken against a specific property owner, tenant, or user of the property where the violation is alleged to occur, or against any other persons as permitted by state or federal law. Violations of this CDC may include, but are not limited to:

1. Using any land, or erecting, constructing, enlarging, altering, moving, using, or maintaining any structure (including any sign) in a manner inconsistent with this CDC, except as provided in Section 103, Section 104, and Section 105.
2. Failure to obtain any required approval or permit.
3. Failure to abide by approvals, permits, or conditions attached to approvals or permits.
4. Obtaining approvals or permits through fraud or misrepresentation.
5. Proceeding with a development without proper approvals or permits.
6. Continuing construction or development activity after approvals have lapsed.
7. Failure to remove any sign installed, created, erected, or maintained in violation of this CDC, or for which the sign permit has lapsed.
8. Increasing the intensity of use of any land or structure, except in accordance with the procedural and substantive standards of this CDC.
9. Reducing or diminishing the lot area, setbacks, or open space below the minimum required by this CDC.
10. Excavating, grading, cutting, clearing, or undertaking any other land disturbance activity contrary to the provisions of this CDC or without first obtaining all requisite land use approvals required by this CDC or other applicable regulations.

2) Amend Section 112.I.2, Economic and Regulatory Incentives for historic preservation, as follows:

2. Economic and Regulatory Incentives

In order to induce owners of Eligible Resources to consider proposing their property for listing on the Local Register, the ~~Historic Preservation Commission~~City may offer the owner of an Historic Resource, Local Landmark, or Contributing Property one or more of the following incentives:

a. Federal and state income tax credits as provided by law, with reviews conducted by the Historic Preservation Commission by virtue of the City's certification as a Certified Local Government.

b. Rebate of City sales taxes on materials purchased locally and used for rehabilitating, renovating, and restoring Historic Resources, Local Landmarks, and Contributing Properties in accordance with Section 22-183(d)(12) and Section 22-198(g) of the Municipal Code.

c. Waiver of Planning Department permit fees in accordance with Section 702.K for work consistent with the Historic Preservation Design Guidelines and the Secretary of the Interior Standards.

~~d. Rebate of tap fees for work consistent with the Historic Preservation Design Guidelines and the Secretary of the Interior Standards.~~

~~e~~d. Recommendation for resources for architectural, design, and technical consultation and assistance at no or reduced fees.

~~f~~e. Identification and implementation of other economic incentives as they become available.

~~g~~f. Recommendation to City Council for the purchase of development rights, or for the City to cover the costs associated with the granting of preservation easements in appropriate cases.

3) Amend Section 200.C.1, Standard Zone Districts, as follows:

1. Standard Zone Districts

a. Open Space and Recreation (OR)

b. Residential Estate - One (RE-1)

c. Residential Estate - Two (RE-2)

d. Residential Neighborhood - One (RN-1)

e. Residential Neighborhood - Two (RN-2)

f. Residential Neighborhood - Three (RN-3)

g. Residential Neighborhood - Four (RN-4)

h. Residential Old Town (RO)

i. Resort Residential - One (RR-1)

j. Resort Residential - Two (RR-2)

k. Manufactured Home (MH)

l. Multiple-Family - One (MF-1)

m. Multiple-Family - Two (MF-2)

n. Multiple-Family - Three (MF-3)

o. Gondola - One (G-1)

p. Gondola - Two(G-2)

q. Commercial Old Town (CO)

r. Commercial Yampa - One (CY-1)

s. Commercial Yampa - Two (CY-2)

t. Commercial Oak - One (CK-1)

~~o~~u. Commercial Oak - Two (CK-2)

~~p~~v. Commercial Neighborhood (CN)

~~q~~w. Community Commercial (CC)

~~r~~x. Commercial Services (CS)

~~s~~y. Industrial (I)

4) Amend Section 218.B, CY-1 Dimensional Standards, Footnote 2 as follows:

[2] Rear setbacks are measured from the ordinary high water mark. Where a required waterbody setback differs from the minimum rear setback, these CY-1 standards shall apply.

5) Amend Section 302.K, use standards for Work/Live-Commercial, as follows:

302.K Work/Live Category – Commercial

Work/Live-Commercial includes the use of a work/live unit for a principal commercial use permitted in the zone district and accessory residential use.

Use Standards:

a. In CO, CY, CK-2, CN, CC, and CS zone districts, the residential component of a work/live unit shall not be located within the pedestrian-active building frontage.

b. In CC and CS zone districts, the residential component of a work/live unit shall not exceed 1,400 square feet gross floor area.

6) Amend Section 303.I, use standards for Work/Live-Industrial, as follows:

303.I Work/Live Category – Industrial

Work/Live-Industrial includes the use of a work/live unit for a principal industrial use permitted in the zone district and accessory residential use.

Use Standard:

a. The residential component of a work/live unit shall not be located within the pedestrian-active building frontage.

b. The gross floor area of the residential component of a work/live unit shall not exceed the gross floor area of the nonresidential component.

c. The residential component of a work/live unit shall not exceed 1,400 square feet of gross floor area.

7) Amend Table 409-1 in Section 409.D.1, Snow Storage, as follows:

Table 409-1. Snow Storage

Required Area [1,2]	Standard	Zone-Specific Standard
Minimum Area [3]	1 sf per 2 sf of paved area	G-2, CO, CY: see footnote [2]
Additions		
Trees in Snow Storage	+30 sf per evergreen tree	
Up-Sloping Snow Storage	+ % equal to average slope [4]	
Reductions [3]		
Down-Sloping Snow Storage	- % equal to average slope [4]	
Lots with Average Elevation ≤6,750'	- 25%	

[1] Required snow storage area = minimum area + additions - reductions.
[2] ~~Alternative snow storage or removal plans may be approved by City Council.~~ In G-2, CO, and CY zone districts, off-site snow storage and hauling may be permitted in lieu of on-site snow storage. In OR zone districts, snow storage is required only if the facility is utilized during snow months.
[3] The minimum snow storage area may be reduced for the provision of an acceptable snow melt system or a perpetual snow storage easement on an adjacent property.
[4] For example, if the average slope of the snow storage area is 20%, the minimum area required shall be increased or decreased, as applicable, by 20%.

8) Amend Section 418.C, Standards for retaining walls, as follows:

418.C Standards

1. Retaining walls shall not be located within a drainage or utility easement without an approved revocable permit.
2. The maximum overall height of a retaining wall, as measured from the lowest point of final grade at the base of the retaining wall to the top of the wall, shall be in accordance with Table 418-1.
3. Retaining walls over six feet in height shall be designed and constructed with a minimum of two stepped vertical wall segments. ~~Refer to Figure 418-1.~~ Stepped wall segments shall:
   a. Not exceed six feet in height; and
   b. Have a horizontal offset of at least three feet from the face of each wall segment.

9) Amend Section 424.D, Parking and Access Standards, subsection 7 as follows:

7. On corner lots without a rear ~~land~~ lane or alley, all driveways shall be located on the side street.

10) Renumber Section 435.C, Format of community design standards, to Section 435.D, and add new Section 435.C, Exemptions, as follows:

435.~~C~~D Format

435.C Exemptions

Development approved by the Historic Preservation Commission in accordance with the Secretary of the Interior Standards shall be exempt from the Community Design Standards in this Division.

11) Amend Section 440.B, Applicability of base area design standards, as follows:

440.B Applicability

These community design standards shall apply to all development on property located within the RR and G zone districts. These standards may be modified or waived by the Decision Maker for development that meets one of the following criteria:

1. Additions of less than 20 percent of the gross floor area of the existing principal building; or
2. Development that meets the applicability of a Minor Modification.

12) Amend Table 703-1 in Section 703.A.2, public notice by application type, as follows:

Table 703-1. Public Notice by Application Type

Application Type	Newspaper Publication	Surrounding Property Owner Mailing	Property Posting	Mineral Rights Notification
Land Use				
Vacation Home Rental Permit	■	■	■	
Conditional Use	■	■	■	■
Site Development				

Conceptual Development Plan	■	■	■	■
Development Plan-Administrative	■	■	■	
Development Plan-Public Hearing	■	■	■	■
Subdivision				
Preliminary Plat	■	■	■	■
Final Plat ~~Major~~ Minor Subdivision	■	■	■	
Final Plat-Easement Vacation	■	■	■	
Extraterritorial Subdivision	■	■	■	■
Variance				
Minor Adjustment	■	■	■	
Major Adjustment	■	■	■	
Minor Variance	■	■	■	
Major Variance	■	■	■	■
Zoning				
Zone Map Amendment	■	■	■ [2]	■
Planned Unit Development	■	■	■	■
TND Regulating Plan	■	■	■	■
CDC Text Amendment	■			
Other				
Community Plan Amendment	■	□	□	
Annexation	■	■	■	
Substantial Conformance [1]	■	■	■	

Legend

■=Required □=Required when the application is regarding one or more specific properties

[1] Public notice shall only be required for minor amendments to Planned Unit Developments and TND Regulating Plans reviewed through the Substantial Conformance process.
[2] Property posting may be waived by the Planning Director for City-initiated Zone Map Amendments that include multiple lots or property owners.

13) Amend Section 714.A.2.b, Minor Subdivision applicability, as follows:

b. Minor Subdivision

Final Plats shall be reviewed through the Minor Subdivision process when all of the following criteria are met:

i. The Final Plat complies with all applicable requirements of this CDC, or the Final Plat is being reviewed concurrently with a Minor Variance application; and

ii. The Final Plat does not meet the applicability of a Replat, Condominium/Townhome Plat, or Easement Vacation; and

iii. The Final Plat is to either adjust an easement; adjust a lot line~~s~~ that affects more than two lots; dedicate land to the public for vehicle, pedestrian, or utility rights-of-way; or create either three or fewer nonresidential lots with each lot being less than one acre in area, six or fewer one-family residential lots, or three or fewer two-family residential lots.

14) Amend Section 714.D, Term and Effect of Approval for Final Plat, as follows:

714.D Term and Effect of Approval

1. Approval of a Final Plat shall be final on the date of the Planning Director's signature approving the plat. Approval of an Easement Vacation shall be final on the effective date of the ~~City Council resolution~~ ordinance approving the vacation.
2. An approved Final Plat shall be signed by the Planning Director and City Council President. The City Clerk shall attest the signature of the City Council President.
3. An approved Final Plat shall be recorded at the Routt County Clerk and Recorder's Office. A Final Plat shall become effective on the date of recording.
   a. All Final Plats, except Replats, shall be recorded within three years of the approval date unless another time frame is approved by the Planning Director through a Development Agreement.
   b. Replats shall be recorded within 30 days of the approval date.
   c. One or more party wall agreements shall be recorded concurrently with a Townhome Plat.
4. Any Final Plat not recorded within the required time period shall be considered expired.
5. Once recorded, a Final Plat shall run with the land in perpetuity or until amended or vacated.

15) Amend Section 718.B, Applicability for Major Adjustment, as follows:

718.B Applicability

Major Adjustment approval is required for the following development activities and types of variations or modifications to standards in this CDC:

1. Variations of numerical dimensional and development standards specified in Article 2 and Article 4, that do not meet the applicability of a Minor Adjustment, for single-family dwellings and duplexes.
2. Variations of duplex design standards in Article 4.
~~2~~3. Variations of sign standards specified in Article 5.
~~3~~4. Variations to Floodplain Development Permit requirements and standards specified in Article 4.
~~4~~5. Development of a legal nonconforming lot when the criteria of Section 105.C are not met.
~~5~~6. Alteration or modification of a legal nonconforming structure or a conforming structure housing a nonconforming use when the proposed alteration or modification does not comply with the applicable dimensional standards of the zone district.

16) Amend Section 729.B, Procedures for an Appeal of Decision, as follows:

729.B Procedures

1. Appeals shall be filed in writing with the Planning Director by the applicant or an aggrieved party within ten days following the date of decision.
2. Appeals shall clearly state the decision being appealed and the grounds for appeal, including specific sections of this CDC that the appellant believes to have been applied in error.

3. Appeals of administrative decisions shall be reviewed in a public hearing by the Planning Commission and City Council. If the Planning Director determines the decision being appealed does not present issues requiring Planning Commission review, the appeal shall only be heard by City Council.

4. Appeals of Board of Adjustment and Historic Preservation Commission decisions shall be heard by City Council.

5. Appeals shall be heard and evaluated based on the original information available to the initial Decision Maker. Any new information included in the appeal shall be clearly identified as being new and not having been included in the original request or application.

6. After the public hearing, City Council shall take one of the following actions:

   a. Uphold the decision being appealed; or

   b. Remand the decision back to the initial Decision Maker for further review and reconsideration based on specific recommendations; or

   c. Find in favor of the appellant and reverse the decision being appealed.

7. If City Council is unable to reach a majority vote, the decision being appealed shall remain in effect.

17) Amend Section 802, Definitions of Deck and Encroachment, as follows:

Deck. An unenclosed, outdoor platform ~~that is elevated no more than 30 inches above finished grade~~. A deck is supported on the ground by posts, columns, or similar supporting structural members and may be attached to an adjoining building.

Encroachment. A building element or frontage element, such as a balcony, porch, stoop, deck, gallery, loading dock, bay window, canopy, awning, eave, window well, or fence, that extends across a setback, build-to-line, or property line.

AGENDA ITEM #8

FINAL MINUTES
Planning Commission Worksession Minutes
February 12, 2018

STEAMBOAT SPRINGS PLANNING COMMISSION
PUBLIC POLICY WORK SESSION MINUTES
February 12, 2018

The regularly scheduled public policy work session of the Steamboat Springs Planning Commission was initiated at approximately 12:00 p.m. on Monday, February 12, 2017, 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, Tom Ptach, Martyn Kingston, Lee Calihan and alternate Paul Weese.
Absent: Eck
Staff members present included staff attorney Jennifer Bock, staff planners Toby Stauffer and Bob Keenan , Principal Planner Rebecca Bessey and Planning Director Tyler Gibbs.

#1: Residential Uses In The Industrial Zone District

Rebecca Bessey:
This was one of your policy priorities for this year. Staff is here to hear from you all what your thoughts are, and we'll come back to you with different options and more information depending on where we want to go from here.

We thought it would help if you can define the issue so we know we're all on the same page and what problem (if any) we're trying to solve. That will help us provide you with better information and more relevant options for potential code amendments. There are many options besides eliminating those uses entirely and leaving things as they are that we can explore. We'll want to get some public input throughout this process before we land on a preferred alternative.

I also provided some history. I looked at the code starting in 1990 forward and tried to identify some key amendments. In 1993, residential uses were added to the Industrial zone district as a use by right. Those uses were specifically limited to those that were accessory to the industrial use: caretaker's quarters, manager/owner's unit, etc. It was specifically for people employed by the use that was on that site.
In 2001, the term "employee units" was defined a little differently. That's what we have today; we now call them "workforce units" in the new code. These are deed-restricted to anyone working in Routt County. The total gross floor area for those types of units was limited to 25% of the total on site.

In 2009, multiple-family residential units were added as a use with criteria with the stipulation that the primary use of the property needed to remain industrial. That's what we have today.
I think the 1400 square foot dwelling unit maximum was also adopted in '09, but it didn't make it into the codified version of the code until 2011. I tried to do some research regarding the intent

AGENDA ITEM #8

of that. In ’09, single-family residential was a conditional use in Industrial. I think it was added to the code for a very specific circumstance. I think at some point the community decided that single-family homes in the I zone didn’t make sense, so in ’09 the addition of multi-family units was coupled with the elimination of single-family units. They thought at the time that multi-family units was a way to allow for some additional dwelling units. That 1400 square foot number was already in the code for the CC and CS zone districts.
I couldn’t find very much information from the meeting minutes in ’09. I think most of the conversation probably occurred at a work session like this, and at the time there weren’t minutes taken for those work sessions. What I did find in the minutes indicated that they thought this was a good means to provide workforce housing with more affordable units even though they weren’t deed-restricted with income qualifications. They didn’t necessarily foresee some of the issues we’re seeing now where land is so scarce that there’s a desire to build less affordable units in those areas.

Bessey created a written list of pros and cons to be added to/altered.

Levy: Safety issues with industrial equipment and no sidewalks along with the loss of industrial uses (people using their garages to store their toys) was why this was brought up in the first place.

Gibbs: I think the potential conflicts between residential and industrial uses was also part of it. Residents complain about work starting at 6 in the morning, etc. I would love to get an industrial land study done that would try to quantify our future demand for industrial as well as our potential capacity. I’ve talked informally with a few consultants who do that kind of work, and they’re kind of stumped on how to approach Steamboat because there’s just not much track record for what our industrial needs might be, what our absorption rate might be and that sort of thing. We’re never going to be a manufacturing hub because distribution is expensive, and we don’t see much of that here now. But we see a lot of light industrial and R&D kind of things. I haven’t gotten much encouragement from the consultants I’ve talked to regarding an interest in taking that on or even knowing how to approach it. I share the concern that we don’t know what our industrial needs may be. As we’re looking at residential to the west, we’ve kind of got that zone hemmed in. So our ability to expand it over time if we need to is fairly limited. So I worry about encroachments to that. We see frequent requests to look at rezoning Industrial land to residential.

Adams: While we might not be manufacturing, we certainly are construction heavy.

Gibbs: And we have businesses serving the construction industry like cabinet makers and materials showrooms for tile, lighting and other types of things. There’s things like ACZ Labs that requires an industrial location and serves a regional market. Who knows what the possibilities are 20-30 years out.

Buccino: A lot of our industrial spaces are filled with pot grows. This is going to happen unless/until Routt County starts allowing sheds out in the county to grow pot. The area I have a

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problem with for residential in the Industrial zone goes back to what we just got from the project we voted down in this area: building a condominium complex in an Industrial zone. It's much higher than 25% in those condos that Les Lyman built, and we denied it while City Council approved it. So for me the discussion is: Are we allowing too much residential in an area of Industrial such that ten years down the road we're not going to have any space; we're going to have a bunch of condos in our Industrial zone. A perfect example is where I'm at right now: Tom Dover just built those live-work units. Every one of them is residential except for me. I have an office up top with a warehouse down below. Everyone else lives there because for $490,000 they can get 2,000 square feet of space with a big garage to park their snowmobile.

Bessey: That sounds like a code enforcement issue.

Buccino: It seems like it's been gray to the point where now they're all living units.

Gibbs: If they're just using their ground floor as their residential garage, it's a residential use which is a violation of the code.

Buccino: These are units that I think were rented by the builders. That's one small development going up; there's now one off of Copper Ridge Drive; at what point do we have to put curbs and gutters and sidewalks because kids are living there? Is it an Industrial zone? I know we need housing, but the West Steamboat Area Plan calls for housing over there. I know Sunlight is going to come online. I think we're being a little lax and we're allowing residential in Industrial to happen. I think there's going to be a point where we're going to want more industrial 10-20 years down the road.

Keenan: Like Rebecca said, this is enforcement, but this is not easy to enforce by any means.

Buccino: It's too subjective.

Bessey: One of the things we've talked about as staff is that we need better standards to be able to review those projects in a way that makes sure that the design of them works for industrial uses. We don't want them to meet the code but really design it for a residential rather than industrial use. So we need to make sure that we have the tools to require that they're truly designed for industrial use. I think on that Dover project we even went so far as requiring that they record a development agreement that restricts the use of those ground-floor spaces because we recognized that enforcement was going to be so difficult. We know that our current code sets it up for a difficult situation that's hard to enforce. One of the options is that we can look at ways to do a better job in the code.

Ptach: Should there be something in the code that says if we have linkage in place, you're welcome to build your units there, but you can't condominiumize them. They've got to be kept as part of the building; all you can do is rent them out to an employee. The whole property has to go as one, not individual condominiums.

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Gibbs: The landlord would have to help moderate the conflicts between the industrial and residential uses.

Ptach: If you've got a fourplex or two fourplexes where each one has a different owner, enforcement becomes very difficult, whereas if that all was required to be sold as one property, now you've got a higher level of financial interest in it that's looking for a return on investment (if they're not using it for themselves,) but the rental simplifies enforcement.

Levy suggested sending a letter to every Industrial property owner asking what business they're operating out of their unit.

Levy: Some of these people probably don't even know they're in violation.

Keenan: Just making it so easy to be abused where people have a garage they're so tempted to park their toys in I think is the problem to begin with. When this came up as an option for mixed-use industrial, I don't think we realized that 85-90% of all industrial development would be mixed use with residential above. I think it ended up being bigger than expected.

Gibbs and Bessey agreed.

Bessey: Unless they're truly designed to be a work-live unit, they shouldn't be deeded together. If a buyer can buy the garage and the unit above as one unit with one mortgage and one deed, that's encouraging the problem. If we're going to continue to allow them to be condoed they shouldn't be condoed with industrial and residential combined unless it's a true work-live situation. I don't think that's what we're seeing out there.

Levy: No matter how many toys you have in your garage, if you also have your painting truck in there, you qualify because you're running your business out of there. Put a five-gallon jar of paint in there and you're now an industrial use because you can't do that in a residential zone district. What's the bar?

Bessey: I think it's a really grey area, but I also think if you're a contractor and you have the name of your company on the side of your truck, and that's the only vehicle you have, parking it in your garage doesn't make that a business use. We need to be very diligent about what we define as an industrial use. I don't think just having an office and a vehicle is necessarily always an industrial use.

Calihan: I don't know if we're ever going to be able to have the control we want over this via code or enforcement. I think we would fix this if we had more affordable housing options elsewhere. Then this would fix itself.

Keenan: That's why this is so popular.

Buccino: Is the current policy adequate, but we're just being a little lax in some areas?

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Gibbs: Are we clear enough about the policy of what we're trying to achieve or what the problems are that we're concerned about to actually make enforcement possible?

Adams suggested first discussing whether residential belongs in Industrial.

Levy: I don't know the extent of the abuse of the current situation.

Stauffer: A potential problem to solve could be that there's too much residential in Industrial and also a lack of industrial land.

Do commissioners believe there should be residential use in the Industrial zone?

Adams: No; residential should be somewhere else.
Ptach: No. I don't have a solution to the enforcement issue. If there's a true live-work situation where you have your cabinet-making business downstairs and you want residential upstairs, I can see rationale for allowing that. But if we're unable to enforce that, I don't think it belongs there at all.

Adams said he agreed with Ptach.

Ptach: Could you say you're only going to allow 20 residential units in a specific area?

Stauffer: There are some communities that regulate things that way. VRBO's are regulated like that in some places.

Buccino: I don't have a problem with employee housing limited to 25% of the gross floor area. It limits the owner to filling a need for employees, but I'm not going to provide other residential housing. I think that was the crux of why we changed that in 2001. I think it's been abused where now it's going up to 50% and now it's more advantageous to make it a livable unit that's in the Industrial zone. If the max amount of floor-area ratio was so small that it would not be a financial gain from a residential standpoint, then it's going to be used for the intent that we're talking about.

Kingston: I don't have a problem with a mix in the area; I think our issue is that we don't know enough about the current situation and the future need – the market forces on both industrial and residential. Is Industrial in the right place given possible changes that might be taking place if the industrial uses are less invasive? Should we rethinking that? Maybe the highest, best use for some of those areas is some form of residential. It seems to me that a more holistic look at those questions might be a better way to move forward.

Gibbs: We talk frequently about whether we're driving low-cost housing out of town. But is there a risk that by allowing housing in Industrial, we're in fact driving industrial out of town, eventually.

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Keenan: We were starting to see some industrial in Hayden in 2006-07.

Calihan thought that was mixed use.

Calihan: The corridors that would be best for some sort of mixed use would look different than where we're building them right now. I feel like these uses can coexist, but in the way we have it set up right now they're not coexisting well because we only have an area that is for commercial. So if we're going to continue to allow it, we have to figure out how to make it merge better. I do think there have to be areas for industry, or it will move. Likewise, if we don't provide for this kind of housing, I do think you come back to people in the residential areas running their businesses out of garages actually creating chaos in the opposite way. I think we need to have that middle ground and then push this towards it. But I don't know if we can anymore because we've already kind of allowed it.

Weese: I think residential does not belong in the Industrial zone. I think where the current live-work units are and the potential spot where they're going to be built is great, and we shouldn't expand that. I think there is a use for structures like that. Small business is strong here. That said, I've had several conversations with clients who are looking for spaces that are bigger than what's available here. I think there are safety issues with residences in that zone district.

Ptach: I think to roll back to 2001 kind of makes sense.

Adams: I don't think 25% is a blanket answer because I think you can get around that too easily.

Stauffer: I think we might want to make a distinction as to whether you want to try to address affordable housing or if you want to try and allow housing for industrial uses. I think they're different goals.

Bessey said she thought that putting things back to where they were in 1993 when any residential had to be strictly linked to the industrial use in the building would cause less housing to be built.

Adams said maybe that would be a good thing.

Ptach said he was talking to someone who wanted to have industrial uses on the lower levels with residential uses related to that industrial use in the level(s) above.

Adams: Maybe that's exactly why we're allowing residential and we don't want anything besides that.

Kingston: Without knowing more about industrial uses now and in the future and without a housing plan, I'm having trouble building policy recommendations incrementally from the ground up. To me it seems we need a vision or some sense from Council of housing needs and a plan. That will then tell us where this question fits into that plan.

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Gibbs: It seems a basic question without having those answers is: Is the Industrial zone the right place for us to be trying to solve our housing problem.

Kingston: I would need more information on industrial uses in Steamboat.

Levy: And if that's not the area for our hosing situation, where is?

Buccino pointed to areas in western Steamboat. He thought the Industrial zone should be kept primarily for that purpose.

Keenan: The only reason there's residential going in industrial land is because that land is less expensive, and it's less expensive because it's industrial. As soon as we label it Residential, it's not going to get any cheaper.

Levy: The prices there must be going up even now.

Keenan: And is that good for Industrial to make it more expensive because we allow residential components?

Gibbs: Making it harder to start new businesses in that space?

Bessey: Or is the residential providing an income opportunity for someone to fund their industrial building?
I think we're seeing more residential in the Industrial district because of the lax architectural standards there.

Keenan: And the land is less expensive.

Gibbs wondered about the difference in land costs between CC, CS and Industrial.

Keenan: I think the fact that the land and construction costs are so high is preventing people from building; I don't think it's the design standards.

Bessey: I think it's keeping them from building what they're getting away with in the Industrial zone.

Keenan: Yeah. These units with garages are really popular. I don't think there's any inventory that has garages for multi-family.

Calihan stressed the need for more education regarding what's currently allowed.

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Keenan: The developers know the rules, but the people who are buying don't. The agents may not be as informed as the developers were. I think there's definitely an opportunity for some education/enforcement, but that only goes so far.

Most commissioners felt that the current trend toward more residential in Industrial is eroding the district.

Gibbs: Are we deferring the hard questions about housing by allowing this increased residential use to go on in Industrial?

Kingston and Adams in particular agreed.

Kingston mentioned a housing plan several times; Keenan said he didn't think there would be such a plan anytime soon.

Ptach: Is it a need for a place for somebody to live? Or is it the need of someplace to give somebody to own?

Buccino: I think living is a higher priority than owning in the Industrial zone.

Commissioners agreed.

Weese: There are several parcels for sale out there right now, and there's no new land being created out there. That's why I'm a little concerned about this industrial space going away. In my experience, most residential units near an industrial area are commonly low income. Do I want to put that kind of residential right next to the space we have out there now and then add more low income? I don't understand how that would work.

Gibbs: Do we think the developers who want to build a mixed building with residential are able to outbid pure industrial users for the purchase of land?

Ptach: Intuitively, I'd say yes. But I can't say definitively. There is demand in the community for ownership of real estate in the 400-$600,000 range. That's what's considered affordable within the city limits. If you as a developer can build eight units in a building and sell them off in $500,000 increments as opposed to trying to find somebody to buy the whole thing for $2 million or 1.8, you've got a much larger pool and higher demand for those four increments at $500,000 than somebody renting the whole thing.

Bessey wants to find out more about financing residential units in a mixed-use building.

Calihan: I think people are getting pretty similar conventional mortgages at least with the local banks.

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Weese: My folks were getting a 5-1 arm, and it is a commercial loan.

Levy: I imagine there's a lot of industrial uses that don't need taller ceilings. Would we be impacting them by requiring something like that? We have a pretty light industrial list.

Keenan: They're calling the majority of these bottom levels Warehouse; they're not assigning a Light Industrial or Manufacturing category to them.

Gibbs: A lot of different businesses may be in there over the life of the building. So being able to get a truck with a rack on top through the garage door would seem sort of basic.

Levy asked whether there is designated Industrial area on the future land use map inside the UGB but outside city limits; staff did not know.

Levy: If we were to have an increased Industrial zone, I would assume it would be around the airport.

Gibbs: The airport manager is very concerned about that as well.

Levy: Another potential option is to make more Industrial space.

Gibbs: That might be moving the UGB north up 129 unless we're going to change our future land use over into the 700 land.

Adams registered his concern that there is nowhere else for Industrial to be located inside the UGB.

Adams confirmed that south of town is prevented from growing by the vision in the current Community Plan.

Bessey: Tyler and I have been talking about ways to get public involvement.

Planning Commissioner Updates

None.

Staff Updates

Gibbs: We did get the grant for the Downtown Plan, so we're ready to get that kicked off. We're tentatively looking at the first meeting of the working group March 2.

ADJOURNMENT

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The meeting adjourned at approximately 1:25 p.m.

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STEAMBOAT SPRINGS PLANNING COMMISSION
PUBLIC POLICY WORK SESSION MINUTES
March 12, 2018

The regularly scheduled public policy work session of the Steamboat Springs Planning Commission was initiated at approximately 12:00 p.m. on Monday, March 12, 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, Lee Calihan and alternate Paul Weese.
Absent: George Eck, Tom Ptach, Martyn Kingston
Staff members present included staff attorney Jennifer Bock, staff planners Toby Stauffer, Kelly Douglas and Bob Keenan. Principal Planner Rebecca Bessey and Planning Director Tyler Gibbs.

#1: Community Plan Amendment to Assign Future Land Use Designations to Select Properties Adjacent to The Airport That Lack Designation

Bob Keenan:
We've got some errors in the Future Land Use Map that's part of the Steamboat Springs Area Community Plan. Recently we've had some property owners in this area who are looking to sell and/or develop their property. These properties have this hold-over zoning that's RE1, which is a one-acre, single-family lot. That's not going to work for many other types of development that people may want to see in that area.

The city has taken on as a project to assign future land use designations to all those properties that are lacking. We thought it would be best to have a work session prior to the actual hearings on those recommendations to have a little bit of discussion and background on them. The public hearing is March 22 with a Council date of April 3.

A future land use designation through a future land use map is a tool to inform how properties may get zoned or rezoned in the future. It's part of the criteria for approval of a zoning map amendment that it's consistent with the future land use map. So it's a problem for these property owners if the future land use map is silent on what the designation is. So we're assigning designations to these properties so they can have an idea of what direction the community thinks is best for future development of those parcels.

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Planning staff has had preliminary meetings with the airport manager and the Water and Sewer Division of City Utilities to see how these designations would affect the airport and whether we can serve these properties with water and sewer. It seemed that the biggest consideration is compatibility with the airport. There is a current Airport Master Plan that shows flight patterns and airport influence areas where certain development is better suited to be compatible with the airport. Industrial is more compatible than residential in some circumstances. The airport is going to update the Master Plan. They don't expect to have the update adopted until early next year. We are familiar with some of the issues and the direction it might go based on our discussions with the airport manager.

Staff has provided a list of considerations in making a recommendations, including applicable area plans and the Airport Master Plan. We need to consider the adjacent property zoning. What's their zoning currently, and what is the future land use designation of those properties? We want to have some consistency in how these neighborhoods develop.

Location of the property as it relates to infrastructure (utilities/transportation.)
Geographic and Environmental constraints: This part of our community has quite a bit of topography that can cause development constraints.
Future Industrial Needs: I highlighted that over other needs because I think we have identified what our future needs are for residential. That involves the West Steamboat annexation. I think we've made a statement on how we're going to grow as a community for residential purposes.

It seems from our analysis of those considerations that the properties east of the airport lend themselves best to an Industrial future land use designation; properties west lend themselves better to a residential designation.

Adams asked about potential urban development areas and transfer development rights.

Keenan: This is out of the West Steamboat Area Plan; it's the future land use plan for the area; it shows where we want to have urban-level development annexed to the city and developed at urban densities. Other areas outside of this that aren't the TND area would be rural county zoning and non-annexed.
The transfer development rights area was a proposal to help feather density, so you'd have a hard urban edge. The thought was we could do a transferred development rights program where this could be the receiving area for density.

Bessey: The plan didn't really give guidance as to where the transfer areas were. The county was kind of looking at it as county-wide, and I think the city had some concerns

that you're taking development rights from all the way down by Yampa for properties that would never develop at urban density and clustering them here just outside the city, which puts all the impact on the city infrastructure.

Gibbs: I didn't prioritize transfer areas as to whether some were more sensitive or should be a higher priority for the density to be transferred off sooner as opposed to letting somebody go out into the farthest reaches of undeveloped Routt County and transfer development rights from those properties.

Adams: Are we trying to expand the area plan boundary and connect CR 44? Are we trying to look at what this would affect even further down the line? That's what I started to wonder as far as what transfer development rights really meant along that and if it was just trying to taper into county AF zoning.

Levy: If we start feathering, what happens a hundred years from now when we need to annex again? Do we want to continue to have urban-level growth? If you start doing this feathering on the outside of the urban growth boundary, you're eliminating that. You'd have to hopscotch that to get to another level of density. Those discussions we had might be a reason why it hasn't gone anywhere. It sounded like a great idea to get more density, but it didn't really pan out. But it's still officially in the plan.

Adams: CR 44 is easy topography as opposed to trying to head north through what Brynn Grey is looking at right now. I started to wonder what kind of connection possibilities we even have to look at when we consider land use. Are we trying to completely encompass the airport someday? Encompassing the urban growth boundary potentially in town so that it would go around the airport? What can we plan for that way?

Bessey: The current UGB is the planned area of future growth. If that were to fill, I'd imagine we would expand it.

Keenan: I think that's a good question, but it's a bit outside the scope of what we're trying to accomplish with this.

Gibbs: The approach pattern for fixed-wing aircraft is on the west side of the airport; the approach for helicopters is on the east side of the airport.

Levy: If staff is recommending residential on the west side, should we be going forward before there's an updated Airport Master Plan?

Gibbs: One issue to consider is the impact of airport operations on the surrounding land; the other is trying to understand our future industrial land needs and where we

would be able to accommodate those. We're already kind of hemmed in given that we're looking at residential to the west. Angela Ashby is here to ask a couple questions about residential on the east side. We talk about limited opportunities for industrial, but I think we've got limited opportunities for residential as well. I don't know if that's part of what's driving interest in residential closer to the airport. If there were other opportunities, would they be preferable to this given the other concerns?

Angela Ashby:
When this particular developer put this in a contract, it was basically misrepresented and zoned RN4. When it was revealed that was not the case, they began exploring would an apartment-type structure be better. Originally, the developer thought single-family knowing our need here. They wanted to bring a more attainable product to the market. After Sunlight and Overlook came on, he began thinking of more density in order to get a more attainable product. That morphed into a townhome discussion. 32 units. The topography slopes down into the YVEA transformer station. So he began thinking what lends itself to wind and to Game Trails, which is highly residential, larger parcels. What would they prefer looking over? A bunch of construction vehicles or perhaps a nicer-looking townhome situation which could blend into Elk River. Everybody in the area is contending with airport proximity. Knowing the need that we have right now for housing and to bring it to market rate, that's why he's shifted gears into the townhome discussion. Sunlight is surrounded by commercial/industrial; somehow they make that work. Same with West End. So why not residential? If you guys can't identify what the commercial/industrial component is moving forward, I think we have a fair bit of it. Some of them are sitting on the market for a while.

I guess I'd like to hear a little bit more about why you're going to recommend commercial/industrial if you do so.

He still has it under contract; his intention is to develop. He wants to build marketable product for housing stock.

Buccino recapped the Commission's desire not to allow residential units to overcome the Industrial zone. He said the east side of the airport was a logical location for Industrial because there are so many affordable housing/live-work units in the Industrial zone. He thought that in 5-10 years the city would be running out of areas for industrial units. He thought keeping residential areas to the west would also force the installation of necessary infrastructure to develop residential areas in logical residential locations.

Ashby: Once you crest the hill to the airport, you're coming into farm and ranch. I think the residential is a good transition. I would think the neighboring parcels would much

rather a nicer residential component. But if there's no more commercial/industrial parcels…

Gibbs: I think we're squeezed on both.

Ashby: You've got someone who's willing to bring you product now versus whenever West Area and all that can get developed.

Levy: We have Angela's proposal; we also saw in the paper about the airport wanting to do the airport homes. It's almost getting the cart before the horse where we have applications but don't have a future land use designation. So this conversation should be about our community vision.

Keenan: There's not any Industrial future land use designation for the West Steamboat Area Plan, so it's not accounted for anywhere else except where we've currently said we want that. We've got almost the entire Elk River corridor with a future land use designation of Industrial. I think part of staff's thinking is that if we set up conflicting land uses now, it may be more difficult to get future Industrial outside the city limits in this area if we've included incompatible uses on the edge. We're looking at the future land use designation of the entire corridor leading up to the airport. Looking at compatible adjacent uses between the West Steamboat Area Plan and the future land use, it's pretty clear that we're making the decision that residential is going to be up in this area. We wouldn't want to put industrial here now that we've already said we're going to have residential. That's the big-picture considerations that staff was looking at.

Gibbs: Are we seeing residential and industrial competing for this property because it's some of the only property we've got within the city limits that's developable? I don't know whether residential would be competing for this if there were other opportunities.

Ashby: Price point is one thing, too.

Weese: I've found for myself that the parcel that Angela is talking about and one other parcel on the east side of Elk River Road lend themselves much more to a residential designation than industrial. Industrial is going to be more towards the airport. It would blend in better than having a warehouse right next to GameTrails entry. I can see those two exceptions, otherwise I agree with everything that has been said.

Gibbs: We've been pretty clear with other folks who have asked about property between the airport and Elk River Road that on the west side of the road between the road and the airport is not appropriate for residential.

Weese: That's what I was thinking.

Adams: What makes me also agree with that is that Game Trails is heading up toward a residential use.

Weese: And there's a few older subdivisions north of there, too.

Adams: With the UGB on the east side of Elk River, it's no longer adjacent to industrial uses; it's county residential. Does it have purpose as we're getting over there?

Keenan: Anytime we talk about expanding our city limits, the adjacent uses are going to be rural residential.

Adams: I think there's a couple places that don't quite fit that blanket. Even though everything is rural, some things are rural and residential in a way that really can't revise themselves to becoming industrial in the future with the lot size and access. But I agree with you in general.

Levy: So Bob, have you found anything in the Area Plan that would give us direction?

Keenan: The future land use map gives direction. There are some bits and pieces that talk about the airport and topography and that sort of thing. There's nothing that makes it a slam dunk, though I do think the future land use map is pretty informative on what the direction was supposed to be.

Bessey: I think when you're looking at the aerial you can see that piece we just approved for the airport industrial subdivision, and we required them to dedicate some right-of-way to provide for a road extension to the north. That's on the east side of Elk River; there's a YVEA parcel adjacent to the one with the star on it. We sort of acknowledged that was outside of the city limits, but that would be a logical extension of Industrial zoning if it were ever to be brought into the city. I would challenge you to think a little bit more about drawing a line at the east side versus the west side of the road. Because we do have industrial development on the east side, and I think there's an opportunity to carry that forward somewhat further north.

Keenan: If after the Airport Master Plan comes out we feel the need to update our future land use designations to be better consistent with that plan, those are the things we should be doing. So it doesn't mean we can't add this and then go back later and change it.

Levy: The idea that the updated Master Plan could possibly make us change our discussion makes me hesitant to want to go forward. There might be people trying to

get their foot in the door for residential with us knowing that it might be impacted by a future Airport Plan.

Keenan: Or maybe we need to establish future land use designations that will inform how the Airport Master Plan should work.

Levy: The way Tyler made it sound, there are things that are omitted from it now that have to be put into it. So there's a lot of unknowns that seriously affect the type of development that should go next to the airport.

Bessey: I would imagine that through their Airport Master Plan update they're going to be looking at other community plans and future land use designations, which may inform their master plan.

Gibbs: It might be valuable to have the airport manager come to the public hearing.

Adams pointed to a triangular lot up the hill to the west of the airport that seemed like a good industrial spot.

Buccino thought it would also be a good buffer between the residential uses.

Keenan: I might have mistakenly included that. It's included in the West Steamboat Area Plan. That does have a future land use designation.

Adams: I think we have an opportunity to resolve some industrial issues there.

Gibbs: The southern part of that has some pretty extreme topography.

Levy: No infrastructure connections.

Keenan: If the Commission wanted to wait until the Airport Master Plan is updated in the spring, individual property owners are going to have to come in on an individual basis between now and then. Those that need to have some clarity on what direction they want to go are going to need to have that answered sooner than later. So we could skip this fix to the entire map and let them come in on an individual basis.

Gibbs: I think it would be good to hear from the airport manager whether they're going to have information prior to adoption that they could share.

Levy: What are the needs for the update, and what are its potential impacts? If we couldn't get any direction from the Airport Plan, I'd be more likely to slap a future land

use designation on all these properties first and require a future applicant to show us why that needs to be changed versus leaving it a blank slate.

Adams: If the Airport Plan is not fixed via federal aviation regulations and can work around city guidelines, it doesn't seem worth waiting for.

Weese: Hitting industrial is going to be key; we're going to run out of Industrial zones near town.

Levy confirmed that Overlook with 140 lots is proceeding within its current development plan.

Adams said he would like to look at a map of Overlook.

Commissioners would like to hear from the airport manager.

Adams asked about Brynn Grey; Gibbs said they will be making a major presentation to Council at the March 20 meeting.

Adams confirmed that the triangular lot is designated.

Planning Commissioner Updates

None.

Staff Updates

Gibbs: Tomorrow evening I'll be making a presentation to Council on the progress of the Zucker Report. The final communication ended up being 11 pages long. We provided the whole list; we provided a list of those things where we have made progress or completed; we also called out a list of things that have budget implications and that are really difficult to move forward on without having that discussion – whether it's for software or staff or whatever it may be. Things are broken out to either this year's work plan or next year's work plan; things with budget implications are on next year's.

ADJOURNMENT

The meeting adjourned at approximately 12:58 p.m.