

**ARTICLE II. STEAMBOAT SPRINGS AREA COMMUNITY PLAN****Sec. 26-31. General.**

(a) *Purpose and intent.* The Steamboat Springs Area Community Plan, or community plan, seeks to:

- (1) Guide decisions concerning the physical, social, economic and environmental development of the city and the area within the community plan study area boundary;
- (2) Improve the community and study area decision-making process by enabling the city and county to act on specific development proposals on the basis of a clearly stated and unified set of long range policies;
- (3) Establish guidelines to be followed by developers, builders, the public, city and county;
- (4) Provide a basis for the provision of public services and facilities in a manner consistent with other elements of the community plan;
- (5) Aid other governmental agencies in formulating their respective plans;
- (6) Serve as an educational tool for the community;
- (7) Promote citizen participation in government;
- (8) Accommodate future growth while maintaining the sense of community and a healthy economic climate while preserving the character and scenic integrity of the area;
- (9) Adapt to changing economic and social conditions; and
- (10) Direct the type, location, and quality of growth, while addressing its impacts and reinforcing its desirable characteristics.

(b) *Administration, adoption, and revisions to community plan and community plan elements.* The community plan shall be administered by the department of planning services, and reviewed by the planning commission, which shall make recommendations to the director and the city council concerning content, interpretations, application of, and amendments to the community plan. Elements of the community plan, including but not limited to, the Mountain Town Sub-Area Plan, Multi-Mode Master Plan, and West of Steamboat Springs Area Plan, shall be adopted and/or amended by resolution of the city council after recommendations from the planning commission and other applicable boards or commissions. The city council may jointly adopt elements of the community plan with the county board of commissioners. Procedures and requirements for joint adoption and/or joint amendment shall be defined in an intergovernmental agreement to the extent that the procedures and requirements do not conflict with the provisions of this section.

(Ord. No. 1802, § 2.1, 7-23-01; Ord. No. 1850, § 4, 5-21-02; Ord. No. 2386, § 1(Exh. A), 5-17-11)

**Sec. 26-32. Community plan future land use map amendments.**

(a) *Purpose.* The purpose of this section is to set forth the requirements and procedures for amending the community plan future land use map, which is an element of the Steamboat Springs Area Community Plan.

(b) *Applicability.* It shall be the policy of the city to amend the community plan and any element, map or plan contained within, upon determination that an amendment is necessary to reflect the changing desires of the community with regard to its community plan, or when an error has been found. An amendment to the community plan future land use map (future land use map) is required for any petition to zone or rezone property located within the city where the proposed action is inconsistent with the land use designation on the future land use map. An amendment to the future land use map may be submitted and reviewed concurrently with a petition for annexation into the city and/or an application for rezoning of the property.

(c) *Community plan future land use map adoption.* The official future land use map and subsequent amendments shall be adopted by resolution of the city council after recommendation from the planning commission. The future land use map shall be filed in the office of the department of planning services.

(d) *Future land use map corrections, revisions, and replacement.* The future land use map shall be updated every five (5) years, or at such interval as the director deems appropriate. If the official future land use map becomes damaged, destroyed, lost or difficult to interpret or reproduce because of the nature or number of changes and additions, the city council may adopt, by resolution, a replacement future land use map without completing the public review process.

(e) *Future land use map amendments.* No amendment shall be made in the future land use map except by resolution of the city council adopted in accordance with the application requirements set forth in this section.

(1) *City council initiated amendments.* The city council, may on its own motion, or petition of any person in interest, or on initial recommendation of the planning commission amend, supplement, modify, or repair the community plan future land use map.

(2) *Property owner initiated amendment.* A property owner may petition the city council to amend the future land use map for his or her property.

(f) *Trigger mechanisms.* It shall be the policy of the city to amend the future land use map every five (5) years when possible, and as a result of any of the following:

(1) Trigger mechanisms as outlined in section IV, Land use and growth, page IV-36 in the community plan.

(2) Recommendation from the planning commission, area plan coordinating committee, and/or director;

(3) Public input; or

- (4) Further studies by the city and/or county indicating a change in conditions, growth trends, transportation needs or any other factor affecting growth in the community plan area.
- (g) *Submittal requirements.* Any request for a future land use map amendment should be accompanied by the following information:
- (1) *Application form.* A completed application form as provided by the director.
  - (2) *Proof of ownership.* Proof of ownership in the form of a county assessor printout in conjunction with a notarized affidavit stating the owner of the property. Where the owner of the property is an entity, it must be stated who the owners/managers of the entity are i.e. officers, directors and shareholders of corporations, managers and members of LLCs, general and limited partners for limited partnership, partners in partnerships. In instances where the applicant is not the owner of the property, an authorization from the owner for the non-owner applicant to proceed must be included with the above-referenced proof of ownership. Subsequent applications for the same development proposal may submit a signed affidavit, together with the previous submitted proof of ownership, signifying ownership has not been altered in any manner.
  - (3) *Fee.* The appropriate fee as adopted by city resolution.
  - (4) *Public notice.* Public notice items as required in section 26-42.
  - (5) *Letter.* A letter containing:
    - a. A clear statement or description of the requested amendment;
    - b. The purpose for the request and intent for future development of the subject site; and
    - c. A detailed description of how the proposed change of land use designation will further the goals and intent of the community plan with specific references to language contained in the community plan.
  - (6) *Legal description.* A legal description of the subject property.
  - (7) *Drawing.* A scaled drawing of the perimeter of the property with bearings and distances, prepared by a registered land surveyor in the state. For properties already platted, a copy of the approved subdivision plat is adequate if the subject site is clearly defined.
- (h) *Process.* Amendments to the future land use map shall be processed in accordance with article III.
- (1) *Referral to RCRPC.* Concurrently with the appropriate technical advisory committee (TAC) members, the county regional planning commission shall be forwarded a copy of the proposed future land use map amendment for review and comment.

(i) *Criteria for review and approval.* The 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; or
- (2) The change in land use designation is not in conflict with the goals and policies of the community plan.

(Ord. No. 1802, § 2.2, 7-23-01; Ord. No. 2187, § 3, 6-3-08)

**Secs. 26-33—26-39. Reserved.**