



December 13, 2022

Landmark Consultants - Erik Griepentrog  
PO Box 774943  
Steamboat Springs, Colorado, CO 80477

**Re: Lot 1, The Knoll Development Rights Withdrawal and Resubdivision Plat at NO ADDRESS FOUND**

**Dear Landmark Consultants - Erik Griepentrog,**

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- **Required Meeting:** If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- **Resubmittal Fee:** If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8260 or by email at [bkeen@steamboatsprings.net](mailto:bkeen@steamboatsprings.net) with any questions or concerns.



**Planning Review** (Reviewed By: Bob Keenan, AICP)

1. The plat title should remove reference to Dev Rights and Resubdivision.

Plat subtitle shall include the previous plat for reference. A Resubdivision of.....

2. The entire boundaries of Lot 1, Steamboat Grand Resort Hotel Condo need to be part of the plat as it is being resubdivided.

Vicinity map should be updated to reflect this as well.

3. The Dedication and Ownership section shall include the dedication of easements proposed by the plat.

Update the City Council approval to include acceptance of easements.

4. Please provide a draft development agreement for City review restricting Tram lot from being a legally developable lot as suggested in the narrative.

5. Provide a site plan that overlays the proposed plat on the existing conditions map to clearly depict the areas that need to be included in the building envelope and easements. Or add topo and slope hatching to Civil Site Plan.

6. Provide a site plan that overlays the proposed plat on the existing conditions map to clearly depict the areas that need to be included in the building envelope and easements. Or add topo and slope hatching to Civil Site Plan.

7. Grading plan doesn't appear to match existing conditions plan where it notes proposed slope removal areas (areas in excess of 30% slope).

8. Consider providing landscaping along entry drive and to screen retaining walls.

9. The plat creates a nearly zero lot line adjacent to the Grand, how will they be able to access the exterior of their building for maintenance?

10. What is going on with the trail the leads to the stairs along the southeast side of the Grand? Does there need to be an easement? Who does it benefit?

11. - Subdivision Standards -

602.C.3 - It appears that proposed lot 1 exceeds the lot depth to lot width ratio 5:1.

602.C.5 - It appears that the proposed lot 1 exceeds the 15 degrees side lot line to front lot line allowance

602.C.6 - Lots shall be rectangular in shape. The proposed lot does not appear to meet this standards. Particularly along the Grand property.

602.D - It appears that a variance is needed to include areas that exceed the 30 % slopes within the buildable area of the lot.

Building envelope needs to include setbacks or, conversely, label areas that are not buildable. The plat shall include building restrictions on the master lot for areas that do not meet useable lot area, or this could be covered by open space dedication.

602.F - Multimode Facilities - Sidewalks are required along the entire length of the subdivision. This includes the master lot from which the property is to be divided.

602.L - Dedicated open space. The narrative indicates that there will be 9.64 acres of open space. Please provide dedication in accordance with this requirement. This shall include the required open space as approved with the original Steamboat Grand development.



12. Coordinate with the URA and City Engineering Department to determine the extent of easements or additional Right of Way that may be necessary along the east side of the subdivision to facilitate the construction of the Gondola Transit Center per the Mountain Area Master Plan and CDC Section 602.F.2.e.
13. Phase the fire access construction so that the new access is constructed before the current access is demolished.

**Building Department Review** (Reviewed By: Todd Carr)

1. Email sent to Erik with Landmark on 11/10/22 asks for a code review of the new proposed property line with respect to total distance to all exterior walls of the far South end of the Grand Hotel affected by this new proposed Plat, for compliance with Building and Mechanical Codes listed below.

Erik,

Thanks again for your time on this today, and the full history it helps me understand the two Planning Applications. Next, your picture actually now opens up another discussion we should have with the owners or any Architect they may be working with. The side of the mechanical room that will be very close to this new property line has openings, the huge louvers shown in the photo, may be a code issue as well, plus we have to have someone review the Building Code for required setbacks to the new proposed property based on table 602 I provided below.

I'm glad to make a field visit as well to help understand what these louvers are used for with respect to intake or exhaust air. I have attached a lot of code sections that will be applicable to my review that I will need some additional information on before I can approve.

Grand Hotel: Originally Permitted under the 1999 UBC as Type IFR Construction, in today's 2018 IBC world this would be Type 1A Construction. So the table I added below table 602 will need to be reviewed by an Architect along with the mechanical code sections with respect to the new proposed property lines and distance to this existing building. As part of this review by the Architect and Building Department, we could identify if we have any issues with non-rated exterior walls that may exist, and then distances to openings, and distances to mechanical openings as well.

I will let you share this official review response with your client, and then you can let me know how they would like to proceed with this review process, good news is were out in front the review deadline, so hopefully we can resolve this before the end of this month.

Thanks Erik,  
Todd Carr



2018 IBC Table 602 must be reviewed for compliance to identify current rating on exterior walls with respect to new proposed setback to the property line from all exterior walls including the underground parking structure.

#### 401.4 Intake opening location.

Air intake openings shall comply with all of the following:

1. Intake openings shall be located not less than 10 feet (3048 mm) from lot lines or buildings on the same lot.
2. Mechanical and gravity outdoor air intake openings shall be located not less than 10 feet (3048 mm) horizontally from any hazardous or noxious contaminant source, such as vents, streets, alleys, parking lots and loading docks, except as specified in Item 3 or Section 501.3.1. Outdoor air intake openings shall be permitted to be located less than 10 feet (3048 mm) horizontally from streets, alleys, parking lots and loading docks provided that the openings are located not less than 25 feet (7620 mm) vertically above such locations. Where openings front on a street or public way, the distance shall be measured from the closest edge of the street or public way.
3. Intake openings shall be located not less than 3 feet (914 mm) below contaminant sources where such sources are located within 10 feet (3048 mm) of the opening.
4. Intake openings on structures in flood hazard areas shall be at or above the elevation required by Section 1612 of the International Building Code for utilities and attendant equipment.

#### 501.3.1 Location of exhaust outlets.

The termination point of exhaust outlets and ducts discharging to the outdoors shall be located with the following minimum distances:

1. For ducts conveying explosive or flammable vapors, fumes or dusts: 30 feet (9144 mm) from property lines; 10 feet (3048 mm) from operable openings into buildings; 6 feet (1829 mm) from exterior walls and roofs; 30 feet (9144 mm) from combustible walls and operable openings into buildings that are in the direction of the exhaust discharge; 10 feet (3048 mm) above adjoining grade.
2. For other product-conveying outlets: 10 feet (3048 mm) from the property lines; 3 feet (914 mm) from exterior walls and roofs; 10 feet (3048 mm) from operable openings into buildings; 10 feet (3048 mm) above adjoining grade.
3. For all environmental air exhaust: 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable openings into buildings for all occupancies other than Group U, and 10 feet (3048 mm) from mechanical air intakes. Such exhaust shall not be considered hazardous or noxious.
4. Exhaust outlets serving structures in flood hazard areas shall be installed at or above the elevation required by Section 1612 of the International Building Code for utilities and attendant equipment.
5. For specific systems, see the following sections:
  - 5.1. Clothes dryer exhaust, Section 504.4.
  - 5.2. Kitchen hoods and other kitchen exhaust equipment, Sections 506.3.13, 506.4 and 506.5.

- 5.3.Dust, stock and refuse conveying systems, Section 511.2.
- 5.4.Subslab soil exhaust systems, Section 512.4.
- 5.5.Smoke control systems, Section 513.10.3.
- 5.6.Refrigerant discharge, Section 1105.7.
- 5.7.Machinery room discharge, Section 1105.6.1.

705.10Ducts and air transfer openings.

Penetrations by air ducts and air transfer openings in fire-resistance-rated exterior walls required to have protected openings shall comply with Section 717.

Exception: Foundation vents installed in accordance with this code are permitted.

**Engineering Review** (Reviewed By: Emrick Soltis, P.E.)

1. C.100: Soft Surface Trail is required to be paved and maintained year round.
2. C.100: A 8ft sidewalk that runs along the full length of the western property line is required with this subdivision.
3. C.100: Sidewalk is required to eliminate the "missing link" within the Base Area multi-modal network. Easement may also be required for sidewalks located outside of the public right of way.
4. C.100: How will snow storage in this area be treated prior to discharging offsite?
5. C.100: Railings may be needed at the top of retaining wall for fall protection.
6. C.100: This existing pavement should be removed to eliminate the appearance of through access.
7. C.100: Include a provide and cross sections for the Emergency Access Road.
8. C.300: Where is this drainage being conveyed?
9. C.300: It appears that rip rap swales will be necessary to include with future civil construction plans.
10. C.300: Grading exceeds NWCC recommendation. What is the proposed design for this 1:1 graded area?
11. C.300: A guard rail may be required due to the 1:1 graded slope proximity to The West access road.

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

1. Submit a signed affidavit no later than eight days prior to the required public hearing confirming the required notice has been completed in accordance with Section 703.C.4.
2. The following items are considered critical improvements and must be constructed and approved or provide collateral via Improvements Agreement prior to issuance of a Construction Permit or approval of a Final Plat, whichever occurs first: • Water and Sewer infrastructure • Public and Private Street infrastructure • Access drive, driveway, and parking areas • Drainage improvements • Permanent stormwater

quality treatment facilities • Sidewalk improvements • Trail improvements •  
Revegetation

[Emrick Soltis @ 12/13/2022 11:05 AM]

3. Prior to Engineering Final Approval Inspection, a Completion Letter signed and sealed by a Colorado Professional Engineer (Project Engineer) shall be uploaded to the applicable building permit condition.

[Emrick Soltis @ 11/30/2022 12:12 PM]

4. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.

[Emrick Soltis @ 11/30/2022 12:13 PM]

5. The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat.

[Emrick Soltis @ 11/30/2022 12:13 PM]

6. Civil Construction Plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to DRT for review and approval prior to approval of any Improvements Agreement, Building Permit, Grading Permit, or Final Plat and prior to the start of any construction.

[Emrick Soltis @ 11/30/2022 12:13 PM]

7. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.

[Emrick Soltis @ 11/30/2022 12:14 PM]

8. Prior to approval of Civil Construction Plans, the owner shall provide approved final draft documents to the City for the following required easements: • Drainage and access easement from Public Street related to the storm water quality treatment facility. • Public access easements for public sidewalks which are not completely within the right-of-way.

[Emrick Soltis @ 11/30/2022 12:16 PM]

9. With the future development of lot 1, the applicant shall provide postal facilities in accordance with CDC Section 602.K.

Sincerely,



Bob Keenan, AICP  
Principal Planner