



June 26, 2023

Walter Magill  
1769 BROME DRIVE  
STEAMBOAT SPRINGS, CO 80487

**Re: Holiday Inn Express - Development Plan at 307800001**

**Dear Walter Magill,**

This letter shall serve as the Development Review Team letter (DRT) for Submittal #2 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. A DRT Meeting with applicable agencies is required prior to Submittal #3.

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 if DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4. Resubmittal Fees are half the cost of the original application fee. Contact me at (970) 871-8280 or [tstauffer@steamboatsprings.net](mailto:tstauffer@steamboatsprings.net) to schedule your DRT meeting.

**Planning Review** (Reviewed By: Toby Stauffer, AICP)

4. Sec. 406: 8' wide parallel parking spaces require a variance.

7. CDC Section 438.G: to further support the variance, the design of the hotel entrances along the frontage road could be more prominent to be consistent with 438.D and 438.H.

The narrative indicates : "the stated purpose of the design standards includes (2) Organize and design the siting of buildings to create vibrant and pedestrian-active spaces..." "These design purposes are achieved with the proposed design. The inclusion of parallel parking along the frontage access road and the associated pedestrian connections to the proposed hotel entries will activate the street in the ways that the Engineering Standards for complete street design intends. This approach will integrate the street with the hotel development bringing it into the active site rather than simply having a pass-by circulation route to the adjacent property. Additionally, the presence of parallel parking between vehicular lanes and a sidewalk serves to provide for a more comfortable experience for pedestrians" The design of entrances along the west side of the buildings could be more prominent or thoughtful to activate the street and better integrate the parallel parking with the design of the building and the rest of the site. The applicant may want to plan for use of the parking spaces and use of the entrances by guests checking in as a regular part of operations, rather than an afterthought (as it appears now) as this



is the first entrance and parking they will see and people may not travel around to the east entrance.

8. Provide realistic image of stone veneer "cathedral gray". the material may not meet primary color design standards.

Hotel B does not meet primary color standards in CDC. Revise the project or request a variance.

10. The DRT response that was provided is for the preliminary plat- If there is one for the development plan, please provide it, or ensure that the next DRT response is for the Development Plan.

11. Update the development plan narrative with current parking space information, remove comments, and separate the variance requests from the narrative.

See Document Mark-ups

12. C3: 6 spaces shown within Hotel B Boundary- revise boundary or no. of spaces provided

13. C3: 9 spaces shown within Hotel A Boundary- revise boundary or no. of spaces provided

#### **Utilities-Mount Werner Review** (Reviewed By: Frank Alfone)

1. Plant Investment Fees (PIF) are due prior to approval of the Building Permit. Please submit a PIF form (on MWW Website) to MWW for review and approval.

2. Hotel B water service for both domestic and fire flow suppression must be serviced from the new water tap on the 12" water main. Domestic water service for Hotel B is shown as a tap coming from the Holiday Inn Express 8" water service line.

3. Water services for each Hotel will be private infrastructure

4. Water service for the new Fire Hydrant (FH) and the FH will be private infrastructure

5. Remove 20' water main easement as shown - all water services, FH, and associated infrastructure will be privately owned by each hotel

6. Sewer main and manholes will be public, thus Sewer easement as shown to remain. Each sewer service for the hotels will be private

7. The crossing condition (sewer service for the Holiday Inn Express and the water service for the FH) must be constructed per MWW specs

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

1. Plant Investment Fees (PIF) are due prior to approval of the Building Permit. Please submit a PIF form (on MWW Website) to MWW for review and approval.
2. Prior to issuance of a construction permit an address shall be approved by City GIS.
3. Prior to Building Permit or Grade and Fill Permit issuance, the owner shall receive approval of a Floodplain Development Permit.
4. Prior to approval of Civil Construction Plans, an approved CDOT access permit shall be submitted to the City.
5. Civil construction plans prepared/signed/sealed by a licensed Colorado Professional Engineer are required to be submitted to the RCRBD with a Building Permit/Grading Permit application for review and approval prior to the start of any construction.
6. Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
7. 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.
8. Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future intersection improvements at US40 @ Stone Ln intersection, calculated at 3% of current



cost basis \$765,846 (indexed to CDOT CCI) or \$22,975.

Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway improvements at Stone Lane Bridge, calculated at 8.7% of current cost basis \$5,318,377 (indexed to CDOT CCI) or \$462,699.

9. The following items are considered critical improvements and must be constructed and approved or accepted prior to issuance of a Certificate of Occupancy/Completion or approval of a Condo/Townhome Final Plat, whichever occurs first: • Access drive, driveway, and parking areas • Sidewalk • Drainage improvements • Permanent storm water quality treatment facilities
10. Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
11. Prior to approval of any Building Permit for a building that is to be located within the FEMA Special Flood Hazard Area, the applicant shall demonstrate compliance with CDC Section 419, Flood Damage Prevention, by way of a complete "construction drawings" FEMA Elevation Certificate.
12. An approved Army Corps permit for wetland removal is required prior to building permit issuance.
13. West access turnaround and sidewalk, north sidewalk/trail, and east 30' public access easement and associated improvements are required improvements to be constructed or an Improvements Agreement executed prior to recording final plat
14. Encroaching dumpster enclosure on north property line shall be removed prior to building permit issuance.
15. The applicant shall enter into an agreement, acceptable to the City, restricting the occupancy of the Workforce Units to qualified residents as defined by the Community Development Code. The agreement shall be recorded at the Routt County Clerk and Recorder prior to Certificate of Occupancy/Completion.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint circular official stamp.

Toby Stauffer, AICP  
Senior Planner