



August 14, 2023

Adam Ford
510 S. 600 E.
Salt Lake City, UT 84102

Re: Central Park Hotel at 217100003

Dear Adam Ford,

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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) 871-8244 or by email at jbrown@steamboatsprings.net with any questions or concerns.

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

1. C.100: Sidewalk offset required to be minimum 10ft from edge of asphalt.
2. C.100: Public access easement is required for any sidewalks not located within public Right of Way.
3. C.100: Does this easement allow for public access?
4. C.100: Owner is required to coordinate future construction efforts with the Pine Grove Reconstruction Project that is currently in design. Bjorn Utu is the Project Manager.
5. C.100: Sidewalk needs to be aligned with adjacent sidewalk or pork chop reconstructed to provide a aligned crosswalk. Any concerns with snow storage within the pork chop and limited sight distance for peds crossing?
6. Drainage Study: Basin D1 should include this area as well.

Planning Review (Reviewed By: Jeremy Brown)

1. Re: Variance request #2. Staff recognize that while grade challenges exist, the practical difficulty of making up 5' of grade change over 20' does not appear insurmountable to provide some sort of entry accommodation along Pine Grove. Pine Grove is one of the most traveled and visible roads in the community and should not feel as though a side or rear building face is lining the street. In your narrative you mention an 8' sidewalk on Pine Grove to provide pedestrian access "to bus stops and neighboring businesses". This vision for pedestrian access aligns with the direction of the Community Plan therefore making your variance request not supportable by the planning department as proposed.
2. Variance Request #1 is supportable as proposed.
3. Street trees must be provided on Pine Grove and Snapdragon per Engineering Standards. Central Park Drive planting is adequate as designed.
4. Note irrigation for required landscaping (402.D.1.b) or include discuss with planning and include low-maintenance landscape approval in your narrative.
5. Please only show required snow storage so it can be assessed for compliance. Currently snow storage is show that is not within 20' of the area to be served (however, as I'm understanding, it may not be needed). There is also excess snow storage for example along snap dragon that would obviously be in excess of the adjacent area to be served (6' sidewalk).
6. Re: Variance request #3: Applicant contends the hardship or practical difficulty is a result of meeting design standards. Without a minimum parking standard or minimum development objectives, staff find the hardship is only self-imposed through overdevelopment of the site and therefore do not find this variance supportable as proposed. The additional 20' of setback is beneficial, but not acceptable on it's own as an alternative. Please also reference the comment on excess of snow storage provided as this will likely provide latitude for compliance with this standard.
7. While a variance was requested for frontage landscape on Central Park, it would appear that

you are still "short" in provided tree plantings. Also, you have calculated plantings as per Entry Corridor standards. This property is NOT in the entry corridor overlay zone. This will be category C in table 402-3. This will require substantially more evergreen plantings or a variance.

8. Confirm the CMU on the dumpster enclosure is split faced to meet 408.D.3.a.iv

9. Staff find variance request #4 to be supportable.

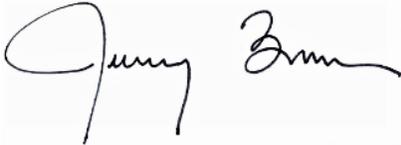
Final Project Manager Review (Reviewed By: Jeremy Brown)

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

- At this time the Building Department can only provide informational comments due to the drawings being preliminary in nature. We would remind the applicant that we will be moving from the 2018 ICC Codes to the 2021 ICC codes on January 1st, 2024 with an effective adoption date of the 2021 ICC Codes. The new codes will have local amendments and deletions as well as additions to them, all Jurisdictions should have final approval in place by mid October of CY2023 on the code adoption. At a glance it appears you have added correct number of ADA parking stalls outside, please remember to incorporate ADA numbers inside with rooms, and other amenities as you work on the design. The Building Department is always more than willing to review as your professionals continue to work on the design further in advance of your submittal to help save review time later or corrections to your plans. Please check out our Building Code Adoption Policy on our website with information about submitting in advance of our new 2021 ICC Codes, as it must be a full submittal of all required submittals per application type and plan review fees paid by December 31st, 2023.
- 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: • Water and Sewer infrastructure • Public and Private Street infrastructure • Access drive, driveway, and parking areas • Drainage improvements • Permanent storm water quality treatment facilities • Sidewalk improvements • Trail improvements • Revegetation
- 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.
- Prior to Engineering Final Acceptance Inspection, Record Drawings & CAD files for all public infrastructure shall be submitted.

- Record Drawings/CAD Files including drainage, PWQTF(s), and sidewalks shall be submitted prior to Final Engineering Site Inspection.
- Prior to any construction permit issuance, the final signed and sealed drainage study shall be submitted.
- Prior to Building Permit issuance, the developer shall pay their proportionate share of potential future roadway and/or intersection improvements at abc @ xyz intersection, calculated at 0.TBD% of current cost basis \$TBD (indexed to CDOT CCI) or \$x,000.
- 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.

Sincerely,



Jeremy Brown, PLA, LEED AP
Planner