



BROOKS
DESIGN|BUILD

March 17th, 2024

Rebecca Bessey, Director
Bob Keenan, Principal Planner
Steamboat Springs Dept. of Planning & Community Development
124 10th Street
Steamboat Springs, CO 80487 970.879.2060

**RE: COVER LETTER FOR CONCEPT REVIEW OF
BUTCHERKNIFE CANYON ANNEXATION**

Ms. Bessey & Mr. Keenan,

We are requesting the Concept Review Butcherknife Canyon Annexation. This is an application for annexation, a future land use map amendment, and a zoning map amendment to run concurrently through the City of Steamboat Springs Planning process. With the potential variability in the densities preferred by the various stakeholders (the Public, Planning Staff, Planning Commission, and City Council, etc.) we wanted to narrow down the variables. Through the review, we seek to establish a consensus with City Staff for the optimal density for the project. Once we have agreement as to the proposed density, we can complete the following studies vs requiring deferment with the Annexation application.

1. Traffic Study
2. Water Demand Study
3. Economic Impact Analysis

This is an effort to avoid having to update or change the studies multiple times due to the densities on which the studies are based. With a relatively small project such as this, an adjustment in the number of units can have an outsized effect on the results of the study.

Please let us know if you have any questions.

Sincerely

Brian Hanlen
President, Brooks Design / Build, Inc.

CC
George Eck
Laura Stout