



April 12, 2024

Michael Ann LaMotte
2145 Resort Drive , Attn: Steamboat Admin
Steamboat Springs, CO 80487

Re: Northside Lot Conditional Use at 936223015

Dear Michael Ann LaMotte,

This letter shall serve as the Development Review Team letter (DRT) for PL20240066 Submittal #1. 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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.



Planning Review (Reviewed By: Jeremy Brown)

1. Interior parking lot landscaping does not meet the allowable forms listed in Table 402-4 (interior islands, end islands, corner projections, interior strips). Forms must also meet parameters set in Table 402-5.
2. Sheds are located in the setback and across property boundaries.
5. Spaces 1 and 2 utilize public right of way for an aisle/turning movements. Per 406.C.2.b this is not allowed.
6. The southern extents of the lot appear to be gravel. Surfaces must be paved with permanent surfacing. (CDC 406.C.4.a)
7. Under the circumstances of the existing conditions, and with consideration for near-future demolition, the planning department is willing to consider changing this application from a conditional use for a parking lot to a conditional use for a "Temporary Use" - parking lot, and tie a 3 year time limit to it. Then some of the things (like the planting requirements) we could probably support without full code compliance, however some of the striping issues (using unpaved surfaces, or having turning movements in the ROW) will need to be resolved.

Final Project Manager Review (Reviewed By: Jeremy Brown)

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

1. Site Plan: The full extents of the parking lot is required to be paved.
2. Site Plan: Water quality is required for this proposed conditional use.
3. Site Plan: Site access does not meet engineering standards. Show the improvements proposed with the Ski Times Square Reconstruction project with a call out "By Others"
4. Site Plan: Access easements are required for portions of parking lot located on adjacent lots.
5. Site Plan: Internal Private access is required to be a minimum of 24ft
6. Site Plan: One way travel lanes are required to be 20ft wide when considered a fire access.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeremy Brown", is written over a light blue rectangular background.

Jeremy Brown, PLA, LEED AP
Planner