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September 27, 2024

City of Steamboat Springs Planning and Community Development
137 10th Street
Steamboat Springs, CO 80477
Phone: (970)-871-8207, Fax: (970)-879-8851

RE: Future Expansion Parcel, Riverfront Park F2
1960 Bridge Lane, Steamboat Springs
Outdoor Storage – Temporary

Dear City of Steamboat Springs Planning Department,

This letter serves as the narrative for the administrative development plan for Future Expansion Parcel, Riverfront Park F2, located at 1960 Bridge Lane, Steamboat Springs, CO. The project site covers 2.17 acres and is zoned Industrial (I). The site is currently undeveloped and provides heated outdoor parking for portions of the Riverfront Park development along a small area of the west side of the property.

The owner is requesting a development permit to temporarily deposit material from a private residential construction in Steamboat Springs for up to one year. The material will be graded and stabilized to appear as a natural berm along the property. The location does not impact any current uses on the property

Section 303 of the Community Development Code (CDC) permits the storage of material under 303.H.1. as outdoor storage.

Development Plan Approval:

The development plan as submitted meets the Community Development Code (CDC) criteria for approval under Section 709.C, as noted below;

1. *The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.*
 - a. The proposed use of the Future Expansion Parcel is allowed within Industrial (I) zoning. The material will be graded and stabilized in accordance with City of Steamboat Stormwater management standards.
2. *The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.*
 - a. The Development Plan on the Future Expansion Parcel will not negatively impact the existing water quality as engineered stormwater treatment is incorporated within the design. The existing sparse natural vegetation will be covered by the placement of new material but the areas will be re-vegetated.
3. *The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.*
 - a. The development plan provides adequate vehicular access in both grade and width for private and service vehicles. Refuse management is not anticipated on site as the site will be used for material drop off/pick up and storage.

4. *The Development Plan complies with all applicable requirements of this CDC.*
 - a. The Development plan complies with all applicable requirements of the current City of Steamboat Springs CDC for an industrial zoned parcel.
5. *The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.*
 - a. There are no approved development plans Expansion Parcel.

Four Points Surveying and Engineering and the property owner of the Future Expansion Parcel will conscientious during the storage of native materials to the regulations of the City of Steamboat Springs Community Development Code and stormwater management. The goal is to complete the storage and removal of materials in the Fall 2025.

We look forward to the approval of the project plans, working with the City of Steamboat Springs to permitting the use requested.

Thank you,

Walter Magill, PE
Four Points Surveying & Engineering