

Dear Kelly,

Re: PL20240103 and PL20240125-Thunderhead Beach Project

I am the President of The Torian Plum Condominium Homeowners Association (the "Association") and am writing to you regarding the proposed Thunderhead Beach development project referenced above and scheduled for a hearing before the City of Steamboat Springs Planning Commission on November 14, 2024.

It is my understanding that the City of Steamboat Springs requires that adjacent property owners to the subject property execute the City provided "Adjacent Property Owner" form and cover sheet acknowledging the pending application. Representatives from the Association recently met with the Applicant and discussed their submittal. There are several issues with respect to the promenade and roadway adjacent to Burgess Creek which were discussed, including, but not limited to, lighting, railings, park benches, material choices, location and function of gate access, and the request by the Applicant for a major variance for a facade wall.

The Applicant proposed, and we agree, that the Association, as a specific condition of approval of its application, work with the Applicant and provide consultation through its Board Member, David Baldinger, Jr., to reach written, mutually agreed upon decisions with respect to the issues enumerated above as well as any other issues that might impact the Association.

The application as we understand it includes among other things, public utility improvements to be performed at the northeast and the southeast portions of the Torian property and a Temporary Construction Easement ("TCE") or other easement required for the construction of new public utilities in these locations. Given that the details and location of the work to be performed by the Applicant are subject to plans ultimately approved by the City, we agree to work with the Applicant to develop a mutually agreeable form of TCE and any public utility easements once

the details of the easement area and improvements therein are approved by the City.

Finally, we need to make clear to the City of Steamboat Springs that the Association is not an applicant for this project and is not responsible for any work to be performed in relation to the proposed project.

Sincerely,

Donn Lewis
President