



November 9, 2021

Department of Planning & Community Development
124 10th Street
Steamboat Springs, CO 80477-5088
Attn: Kelly Douglas

RE: Snow Storage Standards Variance Request for Basecamp Residential and Outdoor Amenity Space, PS-20-0214

Dear Kelly,

The Applicant is requesting a Variance to the Snow Storage standards as described in the City of Steamboat Springs (City) Community Development Code (CDC), section 409.D, for the Steamboat Basecamp Residential Project at Lots 1 and 2, Worldwest Subdivision.

Specifically, the Variance is related to:

Section 409.D – specifically Tables 409-1

Criteria:

409.D – Table 409-1 identifies the site’s snow storage requirements as 50% of the paved area, with a reduction of 25% for elevation below 6,750 and additions based on quantity of evergreen trees. Please reference sheets C.750 and C.760 included in this resubmission, which show the snow storage plans consistent with the proposed construction phasing. **The total snow storage area required for the entire site is 42,681 SF.**

Proposed:

The applicant proposes to provide 41,468 SF of snow storage in the final condition, where the entire site is completely built-out. Snow storage is ample during construction phases, as the vacant portions of the site will be utilized.

Variance Criteria: The following addressed criteria is from Section 719.D of the Code:

This development requires a variance to CDC section 409.D. Below are our responses to the VarianceCriteria.

- 1. The Variance will not injure or adversely impact legal conforming uses of adjacent property, or the applicant has accurately assessed the impacts of the proposed Variance and has agreed to mitigate those impacts.**

Providing less than the required snow storage will not impact legal conforming uses of any adjacent properties.

- 2. The Variance is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.**

This variance is compatible with the policies outlined in the Community Plan, specifically the following:

- Policy CD-1.5: Infill and redevelopment projects shall be compatible with the context of existing neighborhoods and development
- Goal H-1: Our Community will continue to increase its supply of affordable home ownership, rental and special needs housing units for low, moderate, and median-income households.
- Policy CD-1.4: Encourage high quality site planning and building design.
- Policy H-1.3: Integrate housing in mixed-use areas.
- Policy LU-2: Supporting infill development and redevelopment.
- Policy LU-3: Supporting and planning for cohesive and mixed-use neighborhoods that serve year-round residents and visitors.

3. *The Variance application meets either the criteria for unnecessary hardship or practical difficulty, as applicable, or the criteria for an acceptable alternative:*

Acceptable alternative: The alternative achieves a result that is equal to the code standard to which a variation is being sought. As described in the parking narrative for DPVC-21-06, the applicant plans to only offer 1 parking space for all studio and 1-BR units (60 total in quantity), both as part of the apartment leases and the deed for the studio/1-bedroom condominiums (12 total in quantity).

Therefore, this provides a parking space surplus of 36 spaces (30 for the studio/1 BR apartments proposed in DPVC-21-06 and 6 for the studio/1 BR Condos proposed in PS20-0214). This surplus parking can be utilized for snow storage in extreme weather events, as needed. Therefore, the applicant will have approximately 5,832 SF (9'x18'x36 spaces) of additional surface area for snow storage, if needed. Furthermore, there may be some additional areas near the stormwater management detention pond that, in practice, could serve as additional snow storage, however, could not be counted on for this submittal as it does not conform to CDC standards.

A permanent snow melt system was not a desired solution, due to its carbon footprint and negative environmental impacts. The applicant recognizes that haul-off of any surplus snow that cannot be stored on site may need to be arranged on a case-by-case basis and agrees to do this in order to operate the site effectively and efficiently for all users.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gaby Riegler