



November 10, 2021

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

RE: Variance Request to Subdivision Standard 609.E.9 for PL20210006

Dear Kelly,

The Applicant is requesting a Variance to the Subdivision standards as described in the City of Steamboat Springs (City) Community Development Code (CDC), section 609.E.9, for the Steamboat Basecamp Residential and Outdoor Amenity Space Project (The Project).

Specifically, the Variance is related to:

Section 609.E.9

Criteria:

Any street that provides access to more than two lots or four units shall be a public street.

Proposed: The proposed new street for the Basecamp Project is proposed as a private street with a public access easement.

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

This preliminary plat requires a variance to CDC section 602.B.1 and 602.B.6 responses to the Variance Criteria.

- 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.**

The variance will not injure or adversely impact legal conforming uses of adjacent property. The private street will be owned and maintained by the three lots under common management and will share in all costs for the operation and maintenance of the road.

- 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:

- Goal LU-1: Our community will promote a functional, compact, and mixed-use pattern that integrates and balances residential and non-residential land uses.
- Goal LU-2: Our community supports infill and redevelopment of core areas.



- Policy LU-2.2: Residential infill will be compatible in character and scale with the surrounding neighborhood
- Goal LU-3: The Steamboat Springs community will continue to support and plan for cohesive and mixed use neighborhoods that serve year-round residents and visitors.
- Policy LU-3.2: New development will be designed to promote distinct new mixed-use neighborhoods.
- Policy LU-4.1: Existing commercial development along highway corridors shall evolve over time into mixed use corridors, with compact multi-modal oriented mixed-use Commercial Activity Nodes at key intersections.
- Policy GM-1.3: Infill development and redevelopment will be promoted in targeted areas
- Policy CD-1.4: Encouraging high-quality site planning and building design

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 purpose and intent of the code standard will not be achieved by strict application of the standard in the particular circumstance.

The proposed road can be classified as a hybrid “Residential Private Access” and “Commercial Private Access”, since its primary function is to provide access to the various residential and commercial uses proposed. This is defined by the City’s Engineering Standards, in section 4.2.5.4 and 4.2.5.5 as follows:

“A residential private access is the internal access drive system for a multi-family development and may include the driveway, access drives, and parking areas that serve the development. The Pines complex is an example of a residential private access.”

“A commercial private access is the internal access drive system for a commercial lot or development and may include the driveway, access drives, and parking areas that serve the development. Wildhorse Marketplace is an example of a private access.”

To convert the proposed private road to a public road will require a right-of-way dedication far in excess of what the site can accommodate, while still being able to provide the desired amount of rental and for-sale housing opportunities the community desperately needs. The road will function properly as a private road, owned, operated and maintained by the lot owners, without the need for it to be a public road with required ROW. The applicant respectfully requests a variance to allow a Residential/Commercial Private access that will be privately maintained and operated by the stakeholders/owners of each lot.

Thank you for your consideration regarding this Variance request.

Sincerely,

Gaby Riegler