



January 05, 2022

ERIC SMITH ASSOCIATES  
1919 7TH STREET  
BOULDER, CO 80302

**Re: SSRC Wild Blue Gondola at 320200002**

**Dear ERIC SMITH ASSOCIATES,**

This letter shall serve as the Development Review Team letter (DRT) for Submittal #2 of the above referenced project.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made. A DRT Meeting with applicable agencies is required prior to Submittal #3.

Please address each comments 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

The resubmittal should include:

- The most recent revision date
- A response to each individual comment
- PDFs of all materials

Please submit materials digitally through the Portal on our website. Complete submittals shall be distributed within two business days of receipt.

Also, please be aware that if DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4. Resubmittal Fees are half the cost of the original application fee.

Contact me at (970) 871-8260 or [bkeenan@steamboatsprings.net](mailto:bkeenan@steamboatsprings.net) to schedule your DRT meeting.

**Planning Review** (Reviewed By: Bob Keenan, AICP)

2. Per the Greenhorn Ranch Plat Development Agreement section 3, outlined below, you will need to identify the applicable trees to be removed with this development as part of this development plan approval.

"No trees designated by the City for protection under Table 602-1 of the Code shall be removed within the Property unless such removal is authorized in an approved Development Plan or other City land use approval or is necessary for fire mitigation, pest control or disease prevention, or regulatory requirements."

3. Staff does not understand what you are specifically proposing in regards to your DRT Response #2, lighting.

4. Staff is unclear on what your DRT response #3 is conveying. Will you be providing imagery for this proposal?

5. Staff has the following comments on your parking analysis response, #4:

1. Provide a copy of the Parking Study.

2. Provide a map of the existing parking spaces.

3. Specify the dates and time of day that the parking survey was conducted for the stated "holiday weekend" and "powder day" .

4. Staff disagrees with the claims in the memo that there will be no increase in visits and that there is no new parking demand with this project. It also appears that the assumptions section of the memo conflicts with statements from the body of the memo. The project will require additional staff and will increase uphill capacity, at a minimum.

5. The memo indicates the need for increased parking management, please propose a parking management plan that will be implemented as part of this proposal.

Sincerely,



Bob Keenan, AICP  
Principal Planner