



May 24, 2022

Four Points Surveying and Engineering - Joe W
PO BOX 775966
Steamboat Springs, CO 80487

Re: Proposed development of two hotels on Lot 1, Indian Meadows at 307800001

Dear Four Points Surveying and Engineering - Joe W,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project. Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment 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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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 the following may be required if comments are not addressed with future submittals:

- Required Meeting: If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- Resubmittal Fee: If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please contact me by email at tstauffer@steamboatsprings.net or at (970) 871-8280 with questions or concerns.

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. C3: remove proposed subdivision information as a subdivision has not been proposed
2. A2.2: Signage is not approved with this development plan, a separate sign permit will need to be applied for and reviewed for compliance with city standards.
3. Sec. 223.B, Min Ground Story Height 14': It looks like the minimum ground story height on the building is less than 14'. Revise plans for compliance or request a variance.

4. Sec. 301.C.1: The proposed staff rooms look like a Dormitory use. Provide additional information about: 1) the staff break area and if it will provide a shared kitchen facility for the staff to use (as defined in the CDC), 2) if the rooms meet the Dormitory use standards, and 3) additional information about this conditional use in the narrative and criteria of approval for Conditional use. If the staff rooms are a Dormitory use, the project will include 2 conditional use requests that will need to be addressed in the narrative and revised throughout the plans. Provide occupancy information about each room as that will inform parking requirements. Indicate how occupancy will be enforced by the hotel operator and how the rooms will be secured for employees and not used for other purposes.
5. 406.C, Parking, Hotel A: site plan lists 95 parking spaces provided, shows 94, please revise.
6. CS: Amend to Dormitory
7. CS: see comments site plan
8. CS: what is 90 based on?
9. CS: how many people proposed to occupy the staff rooms?
10. Hotel B parking: 80 rooms require 80 spaces, 66 unencumbered spaces shown. Spaces shown as snow storage (2 spaces) or shown within the turnaround (7 spaces, southeast corner of property) cannot be counted toward the required amount as they are not clear for year-round parking. Demonstrate compliance with standards or request a variance.
- Section 406: Provide Required bike parking for Hotel B. See additional comments about Hotel B site.
11. Narrative, Development Plan Criteria #2: provide the approved Army Corps permit with the next submittal.
12. Sec. 402.D: show required frontage landscaping and parking lot landscaping for Hotel B, if parking lot will be constructed after approval of this development plan. See comments on Narrative, interior landscaping is required if vertical construction of Hotel B will be part of this development plan.
13. Section 402.D: interior parking lot landscaping, Hotel A , 7 shrubs additional shrubs required.
14. Sec. 408.D.3, Refuse: provide elevations and materials information to comply with standards of this section.
15. C2: if this is an off site sign for a hotel, it will need to be removed, if this is a proposed sign it is not approved with this application. Please provide additional information with next submittal
16. C2: if this is a commercial sign, see other comment this page, if this is not a commercial sign please identify what type of sign it is
17. L1: these are not yet approved plantings, please revise all labels
18. L2: Frontage landscape area for this property should include the entire property frontage for a 30' depth with a 1/200 planting ratio provided. please revise, additional landscaping required.
19. L2: incorrect, 1/200
20. L2: incorrect, EC required
21. L2: inconsistent with what is shown on plan
22. L1, L2: more plantings are shown on L1 than are listed here, please revise for consistency.

23. Narrative: "Construction" of Hotel B will require architectural plans and other design and development standards to be addressed by this development plan. If the building will not be built after approval of this development plan, but parking or other site development will be built, clarify that in the narrative, plans, and request. Or, provide all required information that meets design and development standards for hotel B vertical and site development with this development plan.

24. Sec.409, Snow Storage, Hotel A: Square footage of areas shown does not match the amount of Total snow storage provided in chart, please provide consistent numbers.

Snow Storage for Hotel A removes 15 parking spaces for year round use. Revise and update parking numbers in narrative and on plan set accordingly so a total parking space count can be noted on the final plans.

Sec. 409, Hotel B: Show required and proposed snow storage for Hotel B parking and site improvements.

25. CDC Section 417, Internal Sidewalks: Internal sidewalk between buildings does not meet Engineering Standards. Revise design or request an engineering variance.

26. CDC Section 421, Open Space: Provide exhibit showing open space preserved in association with this development plan. Areas shown on this development plan should match numbers on cover sheet and should be distinct from open space areas provided for development plan for the road.

27. CDC Section 427, Postal Facilities: Provide confirmation from the post office that indicates how postal services will be provided for this use.

28. CDC Section 438.D.1, Access to public streets: The West side of the building should include an access to meet this standard. Revise the design or request a variance.

29. CDC Section 438.E.1.b, Building step back: The design does not provide required step backs. Revise the design or request a variance.

30. CDC Section 438.K. Accessory Structures: Provide elevations and material information about trash enclosures/ three accessory structures.

Mechanical Screening/Equipment: indicate location of any exterior mechanical equipment, on roof or on property and indicate how screening of those elements will meet standards of this section. If no exterior mechanical equipment, indicate that in the next submittal.

31. C1: See comments other pages, confirm correct # of spaces

32. C1: Sec. 406.D: Mixed use credit cannot be applied, no mix of uses, employee rooms serve hotel use, revise numbers in this chart, see comments in other sections

33. C1: Confirm # of spaces for this use is correct, see comments other sections

34. C3: Existing off premises sign structure should be removed with development of this property

35. Parking spaces within the stone lane turn around: These spaces cannot be used, built, shown, or approved on the development plan until Stone Lane is constructed. Revise the design, parking counts, and plans accordingly. The future condition can be listed or shown on future plans for stone land and noted as not being approved with this DP.

36. Hotel B/Phase 3: This development plan is incomplete for most aspects of Hotel B/Phase 3. show and include all required elements for a DP for hotel B/Phase 3, or remove all hotel

B/Phase 3 elements from this development plan. Include only the vertical development and site improvements that will be constructed within three years of approval of this DP. For all areas that will remain undeveloped, include information as to how those areas will be managed until there is an approved DP for them.

37. If Hotel B will not be constructed with this DP, consider all necessary variances for site and vertical development. Standards that need to be considered include but are not limited to: Table 300-1, 402, 403, 404, 406.C, 409, 412, 413, 438.C, 438.G

38. Section 438.H.1.b, Building Variation: the design of the building looks similar to the recently approved Homewood Suites project. Please revise the design and ensure that it can meet the standards of this section or request a variance.

39. Improve the clarity throughout the submittal and plan set and include only aspects of development that will be developed after approval this DP. Remove all other aspects of development that will be developed under a separate or future DP.

Building Department Review (Reviewed By: Todd Carr)

1. I have reviewed a total of 6 staff rooms on the main level, did these rooms get included in a separate ADA count or analysis for employee offered rooms, or did they get included in the total count of all hotel rooms? Currently none of the employee rooms are ADA accessible, I'm not sure if these rooms would follow a possible R-2 through Chapter 11 if they are permanent rooms or employees, or are these short term used only the nights that employees are working, so viewed as R-1? Please review and provide back a response on how these are viewed for ADA code review.

2. Local Code Amendment requires all stairs in commercial buildings to be 4 feet wide minimum from wall to wall, only handrails can encroach in the 4 foot minimum, not sure your intended width so wanted to make this comment.

Engineering Review (Reviewed By: Emrick Soltis, P.E.)

1. Remove all improvements associated with Ph.3 as not a part of application.

2. Drainage Study: Insert information.

3. Drainage Study: HDPE

4. Drainage Study: This needs to be included on the grading and drainage plans as an interim mitigation measure.

5. Drainage Study: %

6. Drainage Study: Turbulence factor shall be 1.

7. Drainage Study: Turbulence factor shall be 1.

8. Drainage Study: Turbulence factor shall be 1.

9. Drainage Study: show where underdrains will be utilized.

10. Drainage Study: Will underdrains be utilized? Also show inlets in detail.

11. C4.2: Remove Ph.3 from this application.

12. C4.2: City may require bus pullout to be constructed with this project. Engineering will coordinate with Transit and provide direction prior to second submittal.

13. C4.3: Inlets within rain gardens shall be set so the top of grate elevation is = to the WQCV

elevation.

14. Wohnrade Hydraulic Analysis: Recommendations outlined in this report shall be implemented with Phase 2.

15. TIS: Not included

16. TIS: Update to correct number of rooms.

17. C3: Alternative Compliance via fee in lieu will be required for this section sidewalk. Cost estimate will be for concrete only.

Utilities-Mount Werner Review (Reviewed By: Richard Buccino)

1. See 'Lot 1 Indian Meadows_WaterSewerPlan_MWW_Markups', in Docs Folder

1. Revise sewer main alignment to be minimum 10-feet outside the limits of the parking island curb lines. Tree root growth into sewer mains is problematic with shallow cover sewer mains.

2. 'Connecting to existing manhole with core boar' is in conflict with existing manhole steps and therefore unacceptable. An acceptable realignment would be to locate proposed sewer in East/West access road. This would necessitate a new cut-in manhole along the existing sewer main. This new manhole shall be precast and with a main flowline drop consistent with the existing grade of the existing N/S sewer main. Proposed invert-in shall be 2 tenths higher than invert out.

3. Label the new tie-in manhole MH 25.5.2A.7.1 and the proposed manhole up at the proposed hotels MH25.5.2A.7.2

4. Revise Water Main layout as follows:

a. Label tie to existing System as a 'Live-Tie'.

b. Move service line and fire suppression valves from near the buildings to be on the branch cross and tee.

c. Show location of all Locate Stations. Show one at Live Tie assembly and one on the back side of the Fire Hydrant. Add note to carry locate wire into building along water lines and come up in mech rooms

d. Add an additional 6" valve on the Fire Hydrant lateral up on the branch tee by the 8x6 reducer.

6. Revise call outs to be clear which line is domestic and which line is Fire Suppression.

7. Show limits of Mechanical room walls on Utility plan.

8. It is assumed the water and sewer stubs to Hotel B will be installed with Phase I Hotel A construction. Please confirm Phase I scope.

9. Label all water line branches as 'Private'.

5. Existing Manhole Rings and Covers along East side of property cannot be lowered in elevation due to shallow sewer main depths. Road must be in fill over the top of the existing sewer mains and rings and covers. Add final manhole ring and cover elevations to Grading and Drainage Plan and to Utility Plan with notes to each manhole to specify what grade adjustment is necessary and the methods used to adjust grades; i.e. 'add 4" CI riser ring'.

6. Engineered/ready rock retaining walls not permitted in MWW Water or Sewer Easements



1. ATMOS ENERGY CORPORATION

2# Systems will not be allowed unless proof of an appliance requiring a MINIMUM of over 7" W.C. is provided to Atmos Energy Corporation personnel for review.

Meter location must be approved by an Atmos Energy Corporation employee during a mandatory site visit to be scheduled after foundation is in place.

Meters will not be allowed under a shedding roofline or where overhanging snow is a danger to the meter set.

Any work performed in utility easements must be approved by Atmos Energy Corp

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer", is written over a faint circular stamp.

Toby Stauffer, AICP
Senior Planner