



June 09, 2022

ERIC SMITH ASSOCIATES
1919 7TH STREET
BOULDER, CO 80302

Re: The Lodge at Steamboat South Parking Garage at 137177001, PL20220142

Dear ERIC SMITH ASSOCIATES,

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.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. Variance narrative: It's unclear why the existing setback encroachment needs to remain, there doesn't seem to be a hardship associated with the property that would require the building to encroach into the setback. Describe the hardship or difficulty or justify the variance with an acceptable alternative. Typically, an acceptable alternative is a better choice for variance justification than hardship.

2. DP1: revise lot coverage to include all existing and proposed buildings for an overall lot coverage percentage on the site, it looks like lot coverage may exceed the zone district requirement
3. DP2.1: show the requested setback variance to scale, it looks to be less than 4 ft.
4. Narrative: provide specific request, rather than approximate
5. Narrative: the variance is not minor, it is major
6. narrative: if you chose hardship to justify the variance, rather than an acceptable alternative, describe the hardship of the property
7. CDC 420.C, accessory buildings: provide additional information and confirm that this accessory building meets the standards of this section.
8. CDC 421, Open Space: provide calculations and information indicating that the project meets these standards
9. CDC Sec. 440.F.1.b, roof forms: it appears the primary roof form of the building has a 3:12 pitch, the standards require a minimum 6:12 pitch, revise the concept or request a variance.

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

1. 1. Submit preliminary draft of Mount Werner Water Plant Investment Fee application with square footage of finished space applied to the excel document found at <https://www.mwwater.com/engineering/plant-investment-fees-tap-fees/>

External Agency Review

1. YVEA comments:

Existing YVEA primary underground line that runs between Building E and garage not shown. If an additions outside existing footprint occur, relocation and replacement will be required.

Sincerely,



Toby Stauffer, AICP
Senior Planner