



August 4, 2022

City of Steamboat
Planning & Community Development
124 10th Street
PO Box 775088
Steamboat Springs, CO 80477

Project: YVMC Mountain Clinic
Address: 2305 Mt. Werner Circle Suite P.027
Re: Pre-Submittal Application

To Whom It May Concern:

Please see the attached Pre-Submittal Application plans and narrative for the YVMC Mountain Clinic at 2305 Mt. Werner Circle, Suite P.027

Thank you for your consideration,

Julianna Pochon
ESA Architects

Project Narrative

The project is a 1,228 square foot tenant finish of a core and shell space in the Plaza Building at Steamboat Springs Ski Resort. The clinic will be an urgent care and Occupational Medicine facility for both skiers and the public. It does not contain ambulatory care.

Conditional Use

707.C Criteria for Approval

Conditional Use shall be approved upon a finding that the following criteria are met:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

The facility fulfills a need for skiers, employees and the general public. It is a place for skiers with minor injuries to be treated and provides occupational medicine for employees and the public.

2. The proposed use is consistent with the purpose of the zone district.

The facility fulfills a need for skiers, employees and the general public. It is a place for skiers with minor injuries to be treated and provides occupational medicine for employees and the public.

3. The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

There will be no negative impacts to the building or the Resort from this project. The hours of operation will be similar to the Resort. It will not create any odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts

4. The proposed use complies with all other applicable requirements of this CDC.

SEE SECTIONS LISTED UNDER ARTICLE 4 BELOW.

Article 4

Section 401 Waterbody Setbacks

Not applicable

Section 402 Landscaping

No landscaping will be modified or disturb by the construction or use of this project

Section 403 Buffering, Screening and Fencing

Not applicable

Section 404 Revegetation

Not applicable

Section 405 Exterior Lighting

No lighting will be added to the exterior of the building for this use.

Section 406 Off-street Parking

See attached parking impact studies completed for the building Development Plan PL20210078. The parking requirement in a G-2 zone for a medical office is 1/900. 2 spaces will be required for this suite. This is the same ratio used for Office and Retail/General, indoor <3,001 SF. The medical use does not add any parking demand to the building.

Section 407 Off-Street Loading

Not applicable

Section 408 Refuse Management

Existing Refuse Management will be maintained.

Section 409 Snow Storage

Not applicable

Section 410 Performance and Operation

Not applicable

Section 411 Technical Specifications

Not applicable

Section 412 Critical Improvements

Not applicable

Section 413 Phasing

Not applicable

Section 414 Multi-Modal Facilities / Complete Streets

Not applicable

4. Compliance with all applicable requirements of CDC

The Conditional Use complies with all applicable requirements of this CDC.