



August 31, 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: UC Health Mountain Clinic at 211077001

Mr. Brown:

Please see the our response to your planning review comments dated August 29, 2022.

1. Please elaborate on the anticipated users and their parking accommodations. Based on the parking analysis it would appear the expectation is that users may be utilizing spaces as far away as the Meadows lot to access medical services.

The anticipated users are ski area employees (including resort employees and employees who work at other businesses in the immediate area) for occupational medicine visits as well as injured skiers, snowboarders and pedestrians in the area who need minor medical care. The clinic hours will mirror the ski area hours, which will prevent people from seeking care when the resort isn't open. The only clinic signage will be on wayfinding in Gondola Square and signage that faces the ski slope, which will reduce potential visits from people not already at the base area. It seems very unlikely that someone would try to access the clinic by parking at the Meadows Lot as UCHealth Yampa Valley Medical Center and UCHealth Urgent Care – Steamboat Springs are both in the immediate vicinity, offer expanded hours and are much easier to access by vehicle. Additional public parking is available at the Sheraton and the Clock Tower.

2. Please upload a more detailed floorplan

Plans uploaded to City View

3. Please provide a more complete narrative as to why this use is necessary in the G-2 zoning district and/or how it would further support the purpose as outlined in 216.A Any studies or data pertaining to resort users or staff and this medical use would also be helpful material.

We feel that a medical clinic in the G2 zone is very complementary to the ski area and base area operations. The clinic will serve as an occupational medicine clinic for ski area employees (including resort employees and employees who work at other businesses in the immediate area) as well as injured skiers, snowboarders and pedestrians in the area who need minor medical care with easy access. The clinic location is very pedestrian-oriented and includes diverse, yet associated care options.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read 'Julianna', followed by a long, sweeping horizontal line that extends to the right.

Julianna Pochon
ESA Architects