



September 27, 2022

Corey Adams
2305 MT WERNER CIR
STEAMBOAT SPRINGS, CO 80487

Re: Steamboat Resort Design Review Committee Sign Program at 211077001

Dear Corey Adams,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project. This letter as well as marked up documents and conditions of approval are available on Portal.

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each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

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

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. Remove items 1-9 and all process, enforcement, and permitting language from this plan. All process, permitting and enforcement will be done in accordance with the CDC.
2. Narrow the scope of this document to be for Ski resort use signage only. Remove all private property, businesses, and uses that are not owned by SSRC. Amend this sign plan to include a map of properties and areas owned by SSRC where there might be ski resort signage. The plan should be specific with the number of signs requested (existing and proposed), the size of signs, and location of proposed signs, with the same information for existing signs that will remain. This sign plan should be for ski resort signage in SSRC locations. All other signs/businesses/areas will be managed by the City Sign Code for the area. Signs for businesses that are owned by SSRC (Gondola Joes, Giggle Gulch, Timber and Torch, or Routties for example) that are equivalent to other private businesses in the area should not be included in this sign plan. Exclude any signage that is managed or maintained by the URA. Exclude any signage managed or maintained by any other property owner.
3. Remove all public spaces, rights-of-way, streets, plaza, public walkways, and other similar public areas from this plan. Remove Light Pole Banners from this sign plan. Work with the URA in a separate process to partner with the city and establish a wayfinding plan for the larger base area.
4. For the SSRC signage that supports the ski resort use, provide a map with locations and number of signs and sign types at each location. List the sizes and standards of the signs and max number of signs at each location. This should be for all permanent signs and seasonal signs and can include consistent temporary signs that will be up regularly. The sign plan can include some wayfinding signs to direct people from private SSRC property to other SSRC property, these signs will need to be located on private SSRC property. Include locations, sizes, dimensions, height, and permanent, seasonal, or temporary status on all proposed signs. Wayfinding signs cannot be located on other private property without property owner consent and signature on this sign plan application. A separate process with the URA will be used to locate wayfinding signs on other private property or public property, permanently or seasonally.
5. List all temporary signs separate from permanent signs. Provide a map with locations of temporary signs and provide similar information about standards, size, max number, and max time that the signs would be up at each location for temporary signs. Temporary signs should be anything that is up for less than 30 total days. Exclude signage that should be permitted through the City Special Event process.



6. Identify the proposed signs that are different from the CDC standards for the Base Area Context Area. Include examples of existing signs that are similar to the proposed signs and indicate why the proposed signs need to be different from the CDC standards. Address criteria of approval for a sign plan and criteria of approval for a Major Adjustment for any signs that are proposed to be different from the Base Area standards. If a Major Adjustment is requested, an additional fee and application for a Major Adjustment are required.

7. Some of the proposed sign types ("pedestrian wayfinding" as an example) are content based. Sign regulations should be content neutral. Remove content-based sign types from the proposed plan and use more generic terms including kiosks, portable signs, display signs or other similar terms.

8. If the existing sign inventory is to be used as part of this plan, include it with the next submittal and indicate how it applies to this plan.

DOCUMENT MARK UPS

See comments in the plan in Cityview

Public Works Review (Reviewed By: Danny Paul)

1. See comments in Documents and Images.

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

1. Language needs to be added to this document that states any proposed signage that is located within the public Right of Way will be required to be approved by the City and obtain an executed revocable license agreement prior to installation.

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Stauffer".

Toby Stauffer, AICP
Senior Planner