



**STEAMBOAT SPRINGS PLANNING COMMISSION
MEETING AGENDA
CITIZENS' MEETING ROOM, CENTENNIAL HALL, 124 10TH STREET
THURSDAY, AUGUST 26, 2010, 5:00 P.M.**

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting: 1) Comments no longer than three (3) minutes on items not scheduled on the agenda will be heard under Public Comments; and 2) Comments no longer than three (3) minutes on all scheduled agenda items will be heard as part of the Public Hearing for that agenda item. All members of the public wishing to make comments must wait to be recognized by the Planning Commission Chairperson. Please keep comments as brief as possible. The Commission will act on an agenda item after comments from the staff, the applicant, and the public have been heard. It is the intention of the Planning Commission that no new agenda item will be considered after 10:00 p.m.

PUBLIC HEARING FORMAT:

- 1) Presentation by staff.
- 2) Opening of Public Hearing by Planning Commission Chairperson
 - a) Presentation by applicant, not to exceed 15 minutes
 - b) Questions by Planning Commission of staff or applicant (generally 20 minutes or less)
 - c) Comments by members of the public (not to exceed 3 minutes). Members of the public will be called to the podium by the Planning Commission Chairperson. Members of the public to state name.
 - d) Additional questions by Planning Commission of staff or applicant.
 - e) Response by the applicant.
 - f) Response by staff.
 - g) Close of Public Hearing by Planning Commission Chairperson.
- 3) Deliberation, motion, and action by Planning Commission.

Those matters coming before the Steamboat Springs Planning Commission to be discussed at 5:00 P.M. on August 26, 2010, Citizens' Meeting Room, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado are as follows:

AGENDA ITEM #1

Public Comments:

The public may speak to Planning Commission on any subject not scheduled for discussion elsewhere on the agenda.

AGENDA ITEM #2

Project: Betterview Business Park Lots 4 & 5 (Clear Water Studios) #PP-09-06
TABLED 7/22/10* & *TO BE TABLED TO 9/23/10

Applicant: Gerencser, LLC c/o Brooks Design Build, Inc. Brian Hanlen, P.O. Box 775481, Steamboat Springs, CO 80477; 970-870-6531

Location: 1725 & 1825 13th Street

Type of Application: Preliminary Plat

General Description: Preliminary Plat to alter lots 4 & 5 and outlots 4 & 5 into 3 lots (Lots 1, 2 & 3 of Clear Water Studios at Twenty Mile Road) and removal of building envelopes.

Project Planner: Seth Lorson, City Planner, 970-871-8280 or 970-879-2060; E-mail: slorson@steamboatsprings.net

AGENDA ITEM #3

Project: Betterview Business Park Lots 4 & 5 (Clear Water Studios) #FDP-09-03
TABLED 7/22/10* & *TO BE TABLED TO 9/23/10

Applicant: Gerencser, LLC c/o Brooks Design Build, Inc. Brian Hanlen, P.O. Box 775481, Steamboat Springs, CO 80477; 970-870-6531

Location: 1725 & 1825 13th Street

Type of Application: Final Development Plan

General Description: Final Development Plan proposal to develop 3 industrial mixed-use buildings and 2 residential buildings for a total of 43,752 sf (20, 121 sf of light industrial; and 23,631 sf of residential)

Project Planner: Seth Lorson, City Planner, 970-871-8280 or 970-879-2060; E-mail: slorson@steamboatsprings.net

AGENDA ITEM #4

Project: Bear Claw I (East Addition) #DPF-09-10

Applicant: Eric Smith Associates, c/o Scott Nunnery, 2241 17th Street, Boulder, CO 80302; 303-443-5458

Location: 2430 Ski Trail Lane

Type of Application: Development Plan/Final Development Plan

General Description: A Development Plan/Final Development Plan to develop an addition to the east side of Bear Claw I. The proposal encroaches on the front and side setbacks.

Project Planner: Seth Lorson, City Planner, 970-871-8280 or 970-879-2060; E-mail: slorson@steamboatsprings.net

AGENDA ITEM #5

Project: Bear Claw II (Duplexes) #DPF-10-02

Applicant: Eric Smith Associates, c/o Scott Nunnery, 2241 17th Street, Boulder, CO 80302; 303-443-5458

Location: 2420 Ski Trail Lane

Type of Application: Development Plan/Final Development Plan

General Description: A Development Plan/Final Development Plan to develop two duplexes at Bear Claw II. The proposal encroaches on the front and side setbacks.

Project Planner: Seth Lorson, City Planner, 970-871-8280 or 970-879-2060; E-mail: slorson@steamboatsprings.net

AGENDA ITEM #6

Approval of Minutes:
Minutes from the August 12, 2010, Public Hearing will be reviewed for approval.

AGENDA ITEM #7

Director's Report

The above applications are available for review and inspection during regular business hours at the Department of Planning & Community Development, 124 10th Street, Steamboat Springs, CO

POST: 8/13/10