

August 23, 2010

City of Steamboat Springs Planning Commission  
c/o Mr. Seth Lorson, City Planner  
Steamboat Springs Department of Planning and Development  
PO Box 775088  
Steamboat Springs, Colorado 80477-5088

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

Ladies and Gentlemen:

On behalf of the fifteen owners of Norwegian Log Condominiums, the Board of Directors wishes to thank you for the opportunity to comment on the subject development proposal coming before you and for your consideration of our concerns.

First we wish to say that throughout the planning, development and initial construction phases undertaken by our neighbors at Edgemont the communication and cooperation with us has been excellent. The Commission and the Planning staff also did an excellent job in recognizing and considering the impacts of Edgemont on their neighbors throughout the process. We thank you.

Although the subject proposal is of smaller scale, it has no less impact on our neighborhood, particularly Norwegian Log Condominiums. And, while we have always had a positive relationship with our Bear Claw neighbors in the past, we are disappointed that, to date we have heard nothing concerning this proposal from the developer or the applicant.

We understand that any landowner has the right to develop their property within the planning and zoning requirements and want to be clear that we are not opposing this proposed development simply to preserve open space. But it is very clear from our review of the plans, that applicant is seeking variances in setback requirements solely for the purpose of building the largest possible structures on this site. We find this objectionable. Particularly so when it appears from the application that designs for slightly smaller structures could be developed that would not require variances.

The City of Steamboat Springs has done an excellent job in creating good balance in its zoning requirements around the ski area. Those of us residing in older, smaller structures will always

have reservations when our neighbors wish to build to the maximum limits. In this case, we simply ask that the Planning Commission do its part in helping maintain some neighborhood continuity and require the applicant/developer of the proposed development to play by all the rules and not grant the requested variances.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Richard W. Hunter', with a long horizontal flourish extending to the right.

Richard W. Hunter, President  
Norwegian Log Condominium Association